

Outcomes Committee



AGENDA

DATE OF MEETING: 11 August 2026

LOCATION: Council Chambers

TIME: 6.30pm

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Fairfield City and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

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ITEM	SUBJECT	PAGE
-	APOLOGIES AND REASONS ACCEPTED	
-	CONFIRMATION OF MINUTES	
-	CONFLICT OF INTEREST	

SECTION A

‘Matters referred to Council for its decision’

There are no reports submitted for this section.

SECTION B

‘Matters submitted to the Committee for decision subject to the right of referral’

73:	<u>Redundant Policies - Rescind</u> File Number: 11/01331	4
74:	<u>Major Projects Update - July 2026</u> File Number: 23/34318, 23/13402	11
75:	<u>Monthly Investment Report - July 2026</u> File Number: 25/23527	29
76:	<u>Youth Advisory Committee - July 2026</u> File Number: 25/19063	50
77:	<u>Divisional Update Report - Quarter 4 - Place Management and Major Events</u> File Number: 14/09936	54
78:	<u>Information Report - 2025-2026 Carry Forward List of Projects and Major Programs for Inclusion in the 2026-2027 Operational Plan</u> File Number: 25/15309	68

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SECTION B

'Matters submitted to the Committee for decision subject to the right of referral'

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 73

SUBJECT: Redundant Policies - Rescind

FILE NUMBER: 11/01331

PREVIOUS ITEMS: 88 - Policy of providing reasons for planning decisions made contrary to the recommendations of staff. - Services Committee - 12 May 2009
52 - Post Exhibition - Large Lot Policy - Outcomes Committee - 12 May 2015

REPORT BY: Jason Vo, Acting Senior Governance Officer

RECOMMENDATION:

That:

- 1.1 The Providing Reasons for Planning Decisions Made Contrary to the Recommendations of Staff Policy (Attachment A of the Report) be rescinded.
 - 1.2 The Large Lot Policy - Site Considerations for Medium Density Proposals Within Zone R2 Low Density Residential (Attachment B of the Report) be rescinded.
-

SUPPORTING DOCUMENTS:

AT-A ↓	0-056 Providing Reasons for Planning Decisions Made Contrary to the Recommendations of Staff	1 Page
AT-B ↓	0-119 Large Lot Policy - Site Considerations for Medium Density Proposals Within Zone R2 Low Density Residential	2 Pages

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

Council's governance function has recently conducted a review of Council's Policy Register in consultation with internal stakeholders. Parallel to this review, Council's internal audit function conducted an independent audit of Council's Policy Register which was reported to Council's Audit, Risk and Improvement Committee at its meeting of 15 May 2026.

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Both the review and internal audit have identified a number of dormant or otherwise superfluous policies that are redundant due to non-use or coverage in other policies and are therefore required to be rescinded.

The matters previously addressed by these policies are managed through existing policies, procedures and legislative requirements. The reason for the proposed rescission of each of each policy are set out below.

Policy No. 0-056 Providing Reasons for Planning Decisions Made Contrary to the Recommendations of Staff Policy (Planning Decisions Policy)

The Planning Decisions Policy was originally adopted by Council at its Services Committee meeting of 12 May 2009 (Item 88) to require Council to provide reasons in the circumstances where a decision to approve or refuse a Development Application is made contrary to staff recommendation with the objectives of ensuring Council remained transparent in its decision-making processes and to preclude any perceptions of corrupt or improper conduct.

Councillors are no longer involved in the determination of Development Applications, which are now determined by the Fairfield Local Planning Panel (FLPP) where they trigger the development criteria under the Ministerial Directions issued by the Minister for Planning pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (NSW). All other development applications are determined by authorised officers of Council's Development Planning Division who exercise powers, functions, duties and authorities conferred by the *Environmental Planning and Assessment Act 1979* and *Local Government Act 1993* in accordance with Council's Instrument of Delegation dated 8 October 2024.

Separate to development applications, the planning decisions which are determined at Council meetings include planning proposals and amendments to the *Fairfield Local Environmental Plan 2013* (NSW) and Development Control Plans. Those decisions are governed by the *Environmental Planning and Assessment Act 1979* (NSW), Section 375A of the *Local Government Act 1993* (NSW) and Clauses 11.12 to 11.15 of Council's Code of Meeting Practice which require a division to be taken, with the voting decision of each Councillor recorded in the minutes of the meeting and the Councillor Voting on Planning Matters Register.

As Councillors are no longer involved in the determination of Development Applications, the Planning Decisions Policy is therefore redundant and is recommended for rescission.

Policy No. 0-119 Large Lot Policy - Site Considerations for Medium Density Proposals Within Zone R2 Low Density Residential (Large Lot Policy)

The Large Lot Policy was originally adopted by Council at its Outcomes Committee meeting of 12 May 2015 (Item 52) to establish the criteria by which Council would consider planning proposals for medium density housing on larger lots within the Zone R2 Low Density Residential.

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The provisions of the Large Lot Policy have since been superseded by provisions of the *Fairfield Local Environmental Plan 2013* (NSW) and the *Fairfield City Wide Development Control Plan 2024*. The Large Lot Policy is therefore redundant and is recommended for rescission.

Other Policies

During the review of Council's Policy Register, a number of redundant policies adopted by Council's Executive Leadership Team (ELT) were also identified as requiring to be rescinded. As these policies are redundant, the rescission of these policies will not change Council's policy positions nor affect Council's services, operations, delegations, fees and charges or Councillor and staff payments.

The following policies are due to be rescinded at a forthcoming meeting of Council's ELT:

1. Language Aides Policy
2. Sustainable Event Management Policy for Special Events.

CONCLUSION

Following a review of Council's Policy Register, a number of policies have been identified as redundant and are recommended for rescission. As these policies are no longer required, their rescission will not affect Council's policy positions, services, operations, delegations, fees and charges or Councillor and staff entitlements.

Accordingly, the following policies are recommended to Council for rescission:

1. Providing Reasons for Planning Decisions Made Contrary to the Recommendations of Staff Policy (Attachment A of the Report).
2. Large Lot Policy - Site Considerations for Medium Density Proposals Within Zone R2 Low Density Residential (Attachment B of the Report).

It is noted that the *Language Aides Policy* and *Sustainable Event Management Policy for Special Events* are due to be rescinded at a forthcoming meeting of Council's ELT.

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Jason Vo
Acting Senior Governance Officer

Authorisation:
Manager Governance and Audit
Director People Culture and Operations

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_12.DOCX**
***** END OF ITEM 73 *****



FAIRFIELD CITY COUNCIL – CITY DEVELOPMENT

Doc Number
0-056PROVIDING REASONS FOR PLANNING
DECISIONS MADE CONTRARY TO THE
RECOMMENDATIONS OF STAFF**1 BACKGROUND**

The law currently stipulates how applications are to be determined. Specifically, clause 100(1) of the Environmental Planning and Assessment Regulation 2000 sets out what information must be contained in a notice of determination.

In addition and to ensure transparency in decision making, this policy was developed to require reasons to be given where a decision is made contrary to the staff recommendation.

2 OBJECTIVES

To add transparency to the decision-making process and preclude any perception of corrupt conduct by requiring that reasons must be given if a decision is made to approve or refuse an application contrary to Staff recommendation.

3 STAKEHOLDERS

The Mayor, Councillors, Staff and the Community.

4 APPLICATION & IMPLEMENTATION

1. Councillors must give reasons for the approval or refusal of a development application where such an approval or refusal is contrary to the recommendation made by Council Staff.
2. Reasons are to be recorded accordingly in the minutes of the meeting.

5 RELATED POLICIES/PROCEDURES/GUIDELINES

0-001 – Code of Conduct

6 RELEVANT LEGISLATION

Local Government Act 1993
Environmental Planning and Assessment Regulation 2000

7 VARIATION

Management of Council reserves the right to cease, modify or vary this policy and will do so in accordance with Council's established consultation processes.

8 REVIEW DATE

When a change to governing legislation occurs.

9 AUTHORISATION

Council Resolution on 12 May 2009; Item No. 88.



FAIRFIELD CITY COUNCIL – CITY DEVELOPMENT	
Doc Number 0-119	LARGE LOT POLICY – SITE CONSIDERATIONS FOR MEDIUM DENSITY PROPOSALS WITHIN ZONE R2 LOW DENSITY RESIDENTIAL

1 BACKGROUND

The Fairfield Residential Development Strategy East (RDSE) identifies a target of 7,200 medium density dwellings, east of the Cumberland Highway, by 2031. This policy provides the criteria to guide proponent in determining the merits of seeking Council endorsement of planning proposals for medium density housing on larger lots within the Zone R2 Low Density Residential.

2 OBJECTIVES

The objectives of this policy are:

- 2.1 Provide for a diversity of housing type in keeping with a low density residential environment within the Zone R2 Low Density Residential.
- 2.2 Establish the criteria by which Council will consider planning proposals for medium density housing on larger lots within the Zone R2 Low Density Residential.
- 2.3 Guide proponents in their decision making regarding the suitability of their sites for medium density housing within Zone R2 Low Density Residential prior to preparing Planning Proposals.

3 DEFINITIONS

Large Lots are defined within the Section 5. Application & Implementation.

4 STAKEHOLDERS

- 4.1 Proponents seeking medium density development on their sites as property owners seeking development opportunities.
- 4.2 Residents and property owners within the Zone R2 Low Density Residential as affected persons adjoining sites.
- 4.3 Public as housing consumers seeking diverse housing opportunities.
- 4.4 Council staff as assessing officers.
- 4.5 Council as decision makers.

5 APPLICATION & IMPLEMENTATION

Application

- 5.1 Sites of 1300m² minimum area were in existence before policy coming into effect.
- 5.2 Sites are zoned R2 Low Density Residential east of the Cumberland Highway.
- 5.3 Sites have minimum width of 22 metres (or 25 metres on classified road) and depth of 22 metres.

**LARGE LOT POLICY – SITE CONSIDERATIONS
FOR MEDIUM DENSITY PROPOSALS WITHIN
ZONE R2 LOW DENSITY RESIDENTIAL**

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Date Effective: 27 May 2015
Review Date: 27 May 2016

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FAIRFIELD CITY COUNCIL – <DEPARTMENT>	
Doc Number 0-119	LARGE LOT POLICY – SITE CONSIDERATIONS FOR MEDIUM DENSITY PROPOSALS WITHIN ZONE R2 LOW DENSITY RESIDENTIAL

- 5.4 Sites are not to be affected by medium or high risk flooding constraints.
- 5.5 Sites are within a walking distance of a railway station (800 metres) and bus stop used by a regular bus service (400 metres), or sites are within a 800 metre radius of a local, neighbourhood, town, mixed use centre with regular public transport.
- 5.6 Applicants to submit concept plans for proposed future redevelopment of a site, more detailed site investigations, consultation with the community and relevant State Government agencies.

Implementation

- 5.7 Proponents wishing to submit Planning Proposals for medium density development within the R2 Low Density Residential zone must demonstrate how they satisfy the requirements of this Policy, submitting supporting information as required.
- 5.8 Prior to submitting a proposal under this Policy, proponents should arrange to meet with council officers to obtain feedback on the merits of their proposal.
- 5.9 Planning Proposal seeking a medium density development within the R2 Low Density Residential Zone will be considered and reported to Council twice a year.

6 RELATED POLICIES/PROCEDURES/GUIDELINES

Fairfield Citywide Development Control Plan 2013

7 RELEVANT LEGISLATION

Environmental Planning and Assessment Act, 1979
Environmental Planning and Assessment Regulation 2000

8 VARIATION

Management of Council reserves the right to cease, modify or vary this policy and will do so in accordance with Council's established consultation processes.

9 REVIEW DATE

This policy will remain in effect until such time as an amendment or repeal is deemed necessary.

10 AUTHORISATION

Council Resolution on 12 May 2015, Item No.52. in Council's Outcomes Committee Minutes.

LARGE LOT POLICY – SITE CONSIDERATIONS FOR MEDIUM DENSITY PROPOSALS WITHIN ZONE R2 LOW DENSITY RESIDENTIAL

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OUTCOMES COMMITTEE

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SUBJECT: Major Projects Update - July 2026

FILE NUMBER: 23/34318, 23/13402

REPORT BY: Mario Rajanayake, Senior Contracts and Planning Engineer; Suhail Sayeed, Contracts and Planning Co-ordinator; Mark Gray, Major Projects Co-ordinator; Leisure Scanlan, Contracts and Planning Officer

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The high-level status of the major projects is shown in the following table.

Project	Status	Summary of Critical or Evolving Risk
Fairfield Showground Community and Events Centre		Contractor appointed for the new access road, car parking and bin wash/storage area. Tender for main building construction under evaluation. Cost and escalation impacts to be assessed.
Fairfield Showground AFL Stage		Construction tender awarded at the July 2026 Council meeting.
Fairfield Showground – Overflow Parking		Project start up commenced (Design).
Fairfield Showground – Multi-Storey Car Park		Project start up commenced (Feasibility).

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Brenan Park		Detailed design is complete and tender preparation is in progress for release to panel in September. Remediation action plan to be finalised with investigation works complete.
Avenel Park		The Aboriginal Heritage Impact Permit (AHIP) remains a key dependency for completion of the remaining works and has significantly delayed the original project schedule. Further delays may occur pending approval and resolution of outstanding works.
Bold Park Remediation		Construction underway.
Powhatan Park Floodlight Renewal		Lighting renewal works are completed with old light poles removed. Practical completion to be issued in August 2026.

Key:

	Critical risk or issue affecting project delivery
	Evolving risk to be managed
	Project on track

PROJECT: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE (FCEC)

The Community and Events Centre (SP24913) is a facility integrated with Fairfield Showground's operations.

In November 2023, the Council engaged Noel Bell Ridley Smith and Partners (NBRS) as the lead architect for the design development of the Showground facility. Savills Project Management Pty Ltd has been appointed to provide specialist project management services to support project delivery.

Project Status Overview

The key tasks and activities in progress are:

- Review of Environmental Factors (REF) for a new 2-way circulation service road and car parking on site was approved in January 2026. A modification to this REF to allow for a revised sewer design is approved.
- Contractor appointed for RFT 117-26 Fairfield Showground Construction of Roads, Carpark and Underground Services.
- Contractor appointed for the construction of the bin wash and storage area.
- Request for tender for the main building construction closed on 30 June 2026 and is in mid-evaluation.
- Demolition of facilities not used under the new facilities footprint completed.
- Authority approvals for sewer, water and power obtained.

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- Adjustments to power distribution network across the site to facilitate new building and modular amenities underway.
- Some elements in project delivery have exceeded their budget allowance. This will put pressure on the overall budget (effectively reduce contingency levels).

Significant civil works are scheduled to commence on Monday 3 August 2026. These works will change the circulation roads and reduce parking availability over the next 6 months.

Ally Infrastructure has been awarded the early works package for the construction of roads, car park and underground services (water, sewer and power).

Project Scope

No changes to the project scope have been authorised in the past month.

The landscaping plan for the area between the new FCEC structure and the market awning is being developed. The extent, funding and timing for this work are being assessed for inclusion in the project delivery.



Figure FCEC 1: Renders of the new facility.

Construction Staging

To ensure the continued operation of the Showground during construction of the new road, a temporary 2-way access road is being established within the site (see following Figure FCEC 2).

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This temporary arrangement allows contractors to separate construction traffic from public and event-related movements, significantly reducing disruption to ongoing activities at the Showground.

It enables works to proceed safely while maintaining uninterrupted access for staff, visitors and event operations. This approach also improves site safety, by minimising interaction between construction traffic and the public.

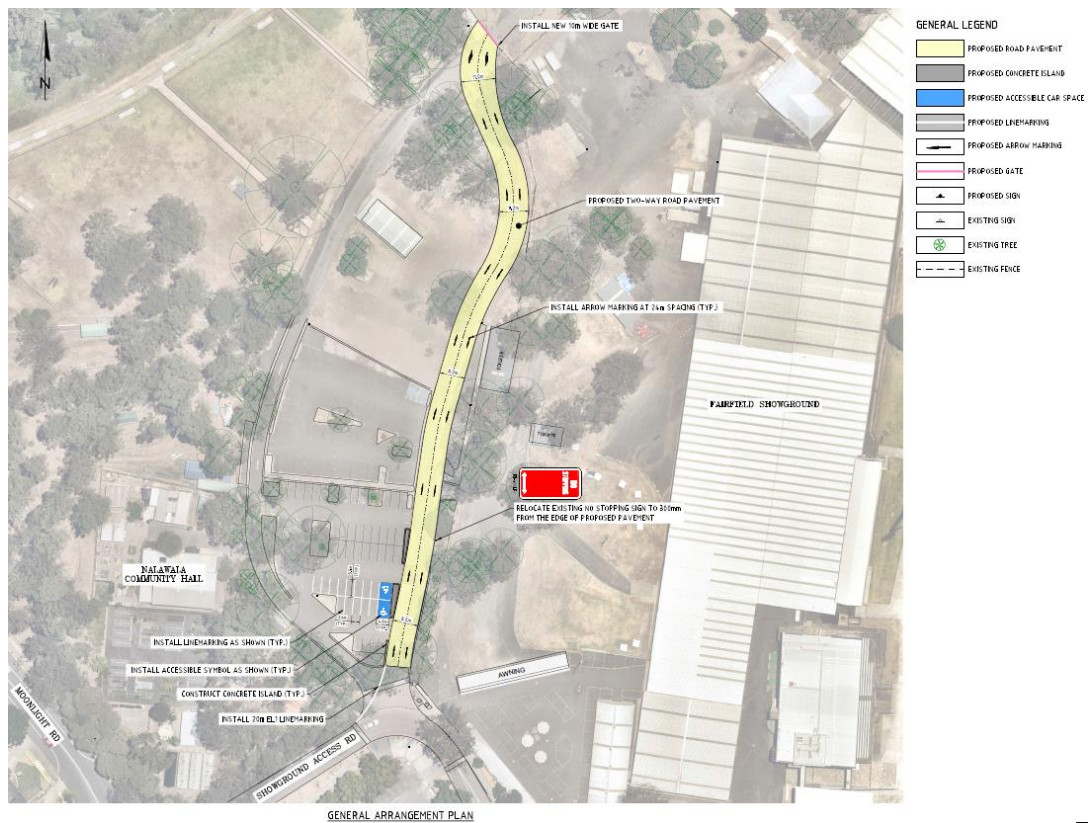


Figure FCEC 2: Temporary 2-way road proposal.

Grant Agreement

Council nominated the Community and Event Centre for the Local Government allocation under the Western Sydney Infrastructure Grants (WSIG) program.

Project Funding

The project involves a significant expenditure of funds to build the new facility.

Council adopted the 2025/26 – 2028/29 Delivery Program at the Council Meeting on 27 May 2025. The funding for the Community and Event Centre is shown in the following table.

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Funding Source	2025/26	2026/27	2027/28	2028/29
General	\$33			
Infrastructure Reserve		\$2,639	\$13,960	
Section 7.11		\$265	\$1,235	
Section 7.12	\$700	\$7,300	\$4,540	
WSIG Grant	\$1,800	\$9,813	\$16,398	
Total	\$2,533	\$20,017	\$36,133	

Note: Values are in '000's.

A key element of the project funding is the *WSIG – Council Allocation* of \$28 million. The overall cost of the project is set to not exceed \$60 million within the existing scope.

Project Milestones

Key Milestones	Target Date	Status
MAIN FACILITY		
Concept Design Revision	Jun 2024	Complete
Consultant Reports for SSDA submission	May 2025	Complete
SSDA Lodgement	Sep 2025	Complete
Expression of Interest (EOI)	Sep 2025	Complete
Detailed Design Completion	Dec 2025	Complete
Release Select RFT for Main Building Construction	May 2026	Complete
Head Contractor Appointment	Oct 2026	On Track
Construction Commencement	Feb 2027	
Construction Completion for Main Building Works	Aug 2028	
Modular Toilets		
Procurement of Modular Toilets (Exemption)	May 2026	Complete
Manufacture (lead time of 15 weeks)	Sep 2026	On Track
Delivery and Installation of Modular Toilets	Oct 2026	
Completion Of Modular Toilets	Oct 2026	
Roads And Carparking		
Concept Design for Carparking	May 2025	Complete
REF Submission	Sep 2025	Complete
REF Authorisation	Dec 2025	Complete
Contractor Procurement Released to Market	Mar 2026	Complete
Negotiations	June 2026	On Track
Construction Start for Roads and Carparking	Aug 2026	On Track
Completion of Roads and Carparking	Dec 2026	On Track
Bin Wash and Collection Area		
RFT released to market	Apr 2026	Complete
Construction Start	July 2026	On Track
Construction Completion	Oct 2026	On Track

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Project Status

MAIN FACILITY											
Concept Design											100%
Planning Approval											100%
Detailed Design											100%
Procurement											60%
Construction											0%
ANCILLARY BUILDINGS (Temporary Toilets)											
Concept Design											100%
Planning Approval											100%
Detailed Design											100%
Construction											30%
ROADS AND CARPARKING											
Concept Design											100%
Planning Approval											100%
Detailed Design											100%
Construction											0%

Procurement Activity

The current procurement activity is:

- Assessment and award of the RFT for the head contractor (closed 30 June and under assessment).

Project Cost Estimate and Contingencies

Project Commitments	\$10,353,000.00
Projects Actuals to 31st July 2026	\$4,784,000.00
Project Limit	\$60,000,000.00

Budget Summary 2026/2027 Operational Plan

Project (CAPEX) Budget 26/27	\$19,000,000.00
Projects Actuals to 31 July 2026	\$4,784,000.00
Forecast Expenditure 26/27 (July 2026 – June 2027)	\$19,000,000.00
Budget Position 26/27	Within Budget

Project Risks

The current significant risks for the project are:

- Impact on Showground Operations

Staging of the works is important to minimise impact on current operations, events and the Wednesday and Saturday markets.

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This is a risk requiring continual monitoring and consideration in decision-making.

- Authority Approvals

Authority approvals have been obtained and this risk resolved.

- Fuel Shortage

The fuel shortage has escalated the cost of fuel and impacted transport costs, manufacturing where fuel is a key ingredient and supply chain costs. This instability has arisen from the Iran/US conflict and affected short term outlooks.

This risk has been considered in deciding the timing of the release of the tender for the main building construction.

This is a type of risk to be monitored to assess impact on pricing and cost management.

- Completion of Access Road and Car Park Construction

The SSDA planning approval has a requirement for the new access road and car park construction to be completed prior to commencing works on the FCEC facility ie. a prerequisite to a construction certificate.

Completion of this work is on the critical path.

A revised staging plan is to be submitted to assist in mitigating this risk.

- Resolution of the Head Contractor RFT

The appointment of the Head Contractor is on the critical path. Delay in appointment can create a number of adverse outcomes for the project and organisation.

- Cost Control

The large project with many moving parts requires discipline in controlling the different elements and tracking costs against budget allowances. With a large amount to be built and managed, costs can increase rapidly if not managed.

PROJECT: FAIRFIELD SHOWGROUND – EVENT OVAL STAGE

The upgrade to the existing stage area fronting the event oval is to assist event holders by providing an all-weather stage for events.

The project consists of an awning and an elevated stage area, with some of the inclusions being stage lighting truss, disability access and retractable handrails.

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Project Milestones

Key Milestones	Target Date	Comment
REF Planning Approval	May 2026	Completed
Release of Tender to Market	May 2026	Completed
Contract Commencement	August 2026	On Track
Site Works Commence		On Track
Construction Completion	December 2026	On Track

Procurement Activity

The July 2026 Council Meeting resolved to award the contract to Every Trades Building Services for the amount of \$638,983.97 (excluding GST).



Figure 1: Fairfield Showground AFL Stage - Issued for Construction Plans.

Project Status

Planning Approval												100%
Detailed Design												100%
RFT for Builder												100%
Construction												0%

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Project Cost Estimate and Contingencies

Project Commitments	\$680,783.97
Projects Actuals to July 2026	\$31,000.00

Budget Summary 2026/2027 Operational Plan – Project ID IN261191

Project (CAPEX) Budget 26/27	\$950,000.00
Projects Actuals to July 2026	\$31,000.00
Forecast Expenditure 26/27 (Jul 2026 – Aug 2026)	\$648,983.97
Budget Position 26/27	Within Budget

Project Risks

- Outcome of tender pricing (resolved with appointment of builder).
- Minimising changes to the scope during construction.
- Timeframe for steel availability, manufacture and galvanising.
- Current event calendar.
- Weather constraints.

PROJECT: FAIRFIELD SHOWGROUND – MULTI-STOREY CAR PARK

The proposed multi-storey car park for the Showground will provide significant uplift for parking to support the larger events and markets at the Showground.

A general area for the car park has been identified with schematic and concept design to be completed to inform the footprint, number of spaces, traffic arrangements, pedestrian movement corridors, site access control points and uses of the ground floor areas.

The final number of spaces to be provided is subject to the concept design process, analysis of traffic impacts and funding availability.

The planning pathway has been identified as

- Modification of the Plan of Management – this is to identify the type and scale of development and
- Part 4 Development Application

The project is in an early development stage with key details yet to be resolved. It will trigger the Office of Local Government CAPEX Guidelines and notification process.

The timing of the project has close relationship with the completion of the Community Entertainment Centre, the overflow parking and access to Christie Street.

Project Milestones

To be determined (TBD).

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Procurement Activity

Initial procurement is to appoint an architect to develop the schematic design and identify a preferred concept plan, cost profile and detailed scope of works.

Project Status

Feasibility Study											20%
Schematic Design											0%
Concept Design											0%
Planning Approval											0%
RFT Design and Construct											0%
Construction											0%

Project Cost Estimate and Contingencies

Project Commitments	TBD
Projects Actuals to 27 March 2026	TBD
Project Limit	TBD

Budget Summary 2026/2027 Operational Plan – SP1230

Project (CAPEX) Budget 26/27	\$440,000.00
Projects Actuals	\$0
Forecast Expenditure 26/27	\$430,000.00
Budget Position 26/27	TBD

Project Risks

The current significant risks for the project are:

- Biodiversity constraints.
- Flood and stormwater management.
- Planning application alignment with Plan of Management for the site.
- Mobile phone tower and existing leases.
- Level of disruption on the site from construction activity.

PROJECT: FAIRFIELD SHOWGROUND – OVERFLOW PARKING AT GOLF COURSE

This project is to provide a road and pedestrian link from the Showground to the golf course and connect through to Christie Street. This connection will then provide access to overflow parking for the Showground – both during construction of the multi-storey car park and for major events on the site.

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The planning approval pathway for the proposal has been identified as:

- Modification of the Plan of Management for the Golf Course.
- Modification of the Plan of Management for Fairfield Showground
- Part 5 Review of Environmental Factors application

Consideration will be given to staging the works as follows:

1. Road and bridge works and
2. Overflow car park.

Project Milestones

To be determined.

Procurement Activity

Initial procurement is to appoint a design team to manage the design and delivery of the road connection and bridge.

Project Status

Feasibility Study											40%
Planning Approval											0%
Detailed Design											0%
RFT Construction											0%
Construction											0%

Project Cost Estimate and Contingencies

Project Commitments	TBD
Projects Actuals	TBD

Budget Summary 2026/2027 Operational Plan – SP1231

Project (CAPEX) Budget 26/27	\$390,000.00
Projects Actuals	\$0
Forecast Expenditure 26/27	\$380,000.00
Budget Position 26/27	TBD

Project Risks

The current significant risks for the project are:

- Environmental considerations.
- Flood and stormwater management.
- Planning application alignment with Plan of Management for the sites.
- Possible archaeological finds.
- Ground contamination.

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PROJECT: BRENNAN PARK PLAYGROUND

This project's scope is for a new playground at Brennan Park, near the existing community hall on Bourke Street. The project is funded by the NSW Government's WSIG with contributions from Council.

Council has been successful in acquiring an additional grant to extend the range of works proposed. This includes:

- an off-leash dog park
- improved lighting around the external walking path within Brennan Park
- planting trees to provide colour and shade along the walking path
- extending the network of paths and
- inclusion of toddlers/children's playground.

Council also added a basketball court adjacent to the new playground within the scope of works.

The landscape design is being integrated with the Remediation Action Plan (RAP) requirements. NSW EPA approval of the Chemical Control Order (CCO) is required to finalise the RAP with the design for the cap to be provided underneath the new playground. Additional investigation work has been undertaken to resolve the RAP and CCO requirements, with field investigations now substantially complete. Without NSW EPA approval of the CCO, construction cannot commence.

The expected timeline for the NSW EPA approval is as follows:

Task	Timeframe	Target Date
Finalise report (Landfill Gas Assessment Report and RAP)	1 week	3 August 2026
Council review	2 weeks	17 August 2026
Issue CCO to EPA	4 weeks	4 September 2026
EPA Approval	8 weeks	Late October 2026

The RAP and CCO works are integrated into the design. The project schedule is based on the tender for construction being issued in early September 2026, closing in early October. An EPA approval in October is not expected to change the required physical works and will be confirmed prior to Council's appointment of the contractor.

This is considered a low risk to the project and can be managed during the tender timeframe.

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Project Milestones

Key Milestones	Target Date	Comment
Concept Plan Approved	February 2025	Complete
Detailed Design Completion	July 2026	Complete, 100% Issue for Tender (IFT) Documentation to have minor amendments pending environmental consultant comments
Environmental Reports Finalised (Landfill Gas Assessment and RAP)	August 2026	In progress
NSW EPA Approval	October 2026	In progress
Construction Procurement	September 2026 – November 2026	Proposed to commence prior to formal EPA approval, subject to Council endorsement
Construction Commencement	January 2027	Subject to NSW EPA Approval
Construction Completion	November 2027	



Figure Brennan 1: Indicative Render of Main Play Piece (Forge design/manufacture).

Procurement Activity

Procurement falls into 3 main packages:

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 74

1. **Brenan Park – Main Construction:** RFT to be release to market in September 2026.
2. **Main Play Tower:** Existing contract design to be confirmed and manufacture of the long lead time for the main tower to commence.
3. **Long Lead Play Equipment:** Equipment to be included in the Main Construction RFT (contractor to secure long-lead time items within the construction program).

Procurement activities will be progressed in parallel with the NSW EPA approval process to minimise further delays to the project program.



Figure Brenan 2: Playground Site Layout.

Project Status

Planning Approval (REF)											90%
Detailed Design											100%
Environmental Reports											90%
RFT Construction Package											80%
Construction Procurement											0%
Construction											0%

Project Risks

- **NSW EPA approval:** Any delay to CCO approval impacts the project program, as construction cannot commence without EPA approval.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

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- **Procurement timing:** Council endorsement is required to commence Head Contractor procurement prior to EPA approval to maintain the early 2027 construction timeframe.
- **Long lead play equipment:** Delays in procurement may impact the construction program.
- **Contamination and RAP requirements:** Further contamination or landfill gas requirements may impact scope, cost and construction methodology.
- **Regulatory requirements:** Changes to NSW EPA requirements may require amendments to the design, RAP or construction methodology.
- **Project cost:** Additional environmental, remediation or construction requirements may impact the project budget.

PROJECT: POWHATAN PARK

The staged lighting installation is completed with removal of the existing timber poles and repositioning of lights scheduled in late July.

Design												100%
Construction												97%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$250,000.00	\$254,941.00	\$225,000.00	Overbudget



Figure 2 Stage 1& 2: Floodlights installed and operational.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

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Project Timeline

Key Milestone	Target Date	Status
RFQ Released to Market	18 November 2025	Complete
Construction Commencement	February 2026	Complete
Construction Completion	July 2026	On Track

Project Risks

- Budget overrun.
- Damage to field during removal of existing timber poles

PROJECT: AVENEL PARK

The new playground focuses on older youths by including a skate area, multi-purpose courts, exercise equipment and a sprint track. The project is jointly funded by the WSIG program and Council.

The bulk of the playground was completed in November 2024 and opened in early December 2024. The remaining works to complete the gym and exercise node are subject to the issue of an AHIP by Heritage NSW. Payment has been made to Heritage NSW, with the project team awaiting a consultant quotation to progress the associated heritage assessment requirements.

Additional fixings are required for the play equipment, with procurement to be progressed. Updated pricing is also being sought from the Head Contractor for completion of the Ninja Warrior Course, as the previous pricing is no longer valid due to the extended project timeframe. The program for completion of the remaining works will be confirmed once these matters are resolved.

The project is stalled until this matter is resolved.

PROJECT: BOLD PARK REMEDIATION AND PLAYGROUND RENEWAL

Bold Park is located at 109 Bold Street Cabramatta. The project consists of remediating the site of hazardous material, renewal of pre-procured playground equipment and optional works to install sandstone block seating around the site.

Project Status

- Excavation works completed
- Play equipment installation to commence in upcoming weeks
- Planned works to transport clean fill from Brennan Park to Bold Park for contouring purposes.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

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Design											95%
Procurement											100%
Construction											30%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$590,000.00	\$391,000.00	\$200,000.00	Within budget

Project Timeline

Key Milestone	Target Date	Status
RFT Released to Market	January 2026	Complete
Tender Evaluation	February 2026	Complete
Contract Execution	May 2026	Complete
Construction	June 2026	Underway
Construction Completion	September 2026	On Track

Project Risks

- Management of contaminated material on site resolved with clearance certificate provided.
 - Lead time on replacement parts
-

Mario Rajanayake
**Senior Contracts and Planning
Engineer**

Suhail Sayeed
**Contracts and Planning Co-
ordinator**

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 74

Mark Gray
Major Projects Co-ordinator

Leisure Scanlan
Contracts and Planning Officer

Authorisation:
Manager Major Projects and Planning
Director City Delivery

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_7.DOCX**
***** END OF ITEM 74 *****

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 75

SUBJECT: Monthly Investment Report - July 2026

FILE NUMBER: 25/23527

REPORT BY: Jennifer Lim Hernandez, Manager Finance

RECOMMENDATION:

That the Investment Report for July 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Fairfield Investment Report July 2026

17 Pages

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

Council's investment portfolio posted a marked-to-market return of 5.13% per annum (pa.) for the month of July 2026 versus the bank bill index benchmark return of 4.51% pa. For the past 12 months, the portfolio has returned 4.44% pa. on a marked-to-market basis versus the benchmark's 3.94% pa.

Excluding marked-to-market influences, the portfolio yielded 5.07% pa. for the month of July 2026, up from 4.92% pa. last month, with interest income of \$1,031,333.00 for the month. This is based on the actual interest rates being received on existing investments and excludes market value changes of the securities/deposits.

Inflation for the year ending June fell to 3.8%pa, from 4%pa in May, helped by an 11% drop in fuel prices before the spike in July. For the June quarter, trimmed mean rose to 3.6% pa. but was lower than the RBA's expectation for a 3.8% pa. rise.

Latest jobs data was strong again with a rise of 76,300 after +44,000 in May. Full time employment and hours worked increased, labour force participation rose to near a record high and unemployment remained relatively low at 4.4%.

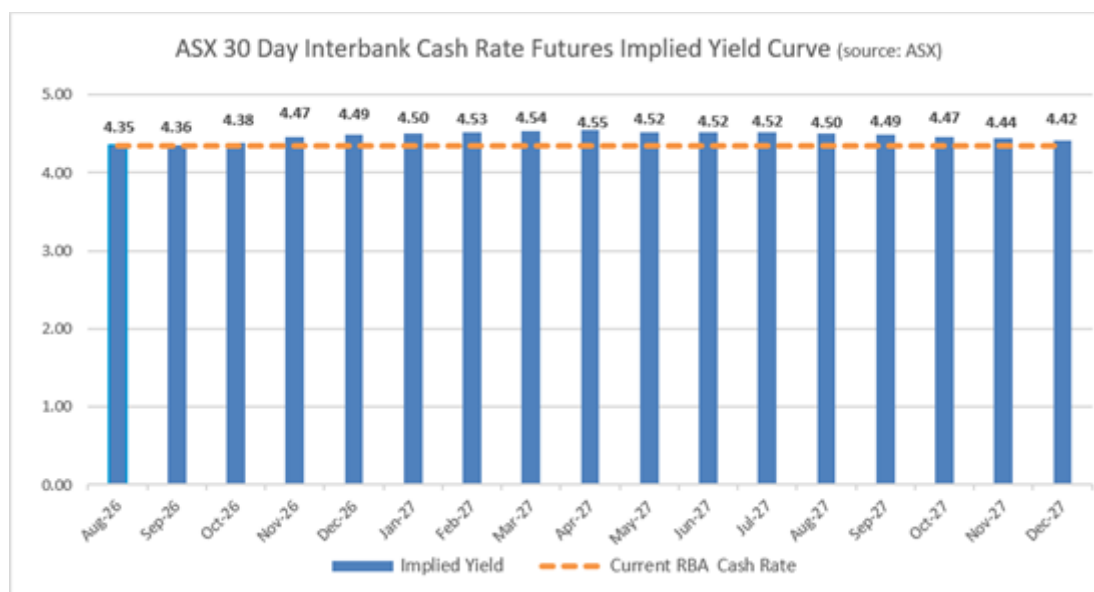
OUTCOMES COMMITTEE

Meeting Date 11 August 2026

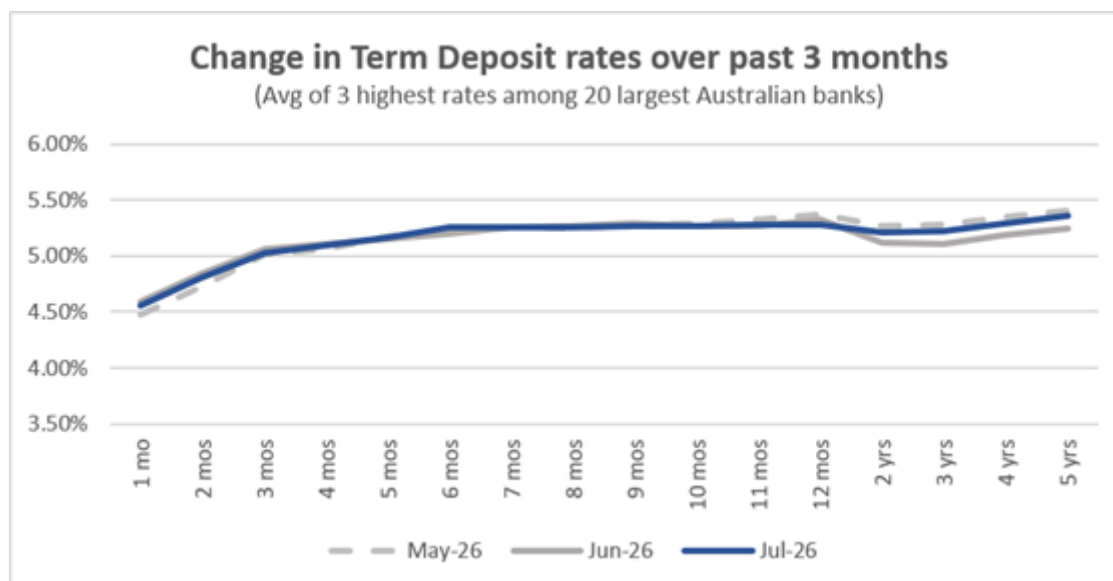
Item Number. 75

The NAB business survey showed labour cost pressures increased on the back of the rise in minimum and award wages, but purchase costs and final product price pressures fell further. On its own, this would support the RBA leaving rates on hold, but it is vulnerable to the latest rebound in oil prices.

There was no RBA meeting in July. The major banks are expecting no change to the 4.35% cash rate at the RBA's August meeting. Money markets are also indicating that no full 25bp hike is being priced in through 2027. However, historically this has proven to change quickly depending on inflationary pressures, particularly when oil prices are so volatile.



There was little change in term deposit rates across the 1-12 month range during July, but rates on 2-5 years terms moved higher by an average of 10bps for the month taking them near their May levels. A rate of 5.50%pa can again be obtained on a 5-year deposit:



OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 75

Purpose

The purpose of this report is to provide a monthly update of the details of Council's current investments and to certify that those investments are in accordance with the Local Government Act, Regulations and Council's Investment Policy.

Background

Council's Investment Policy allows Council to maintain a risk management framework to prudently manage its investment portfolio, credit quality and maturity profile while aiming to achieve the best available investment return for ratepayers' money.

While exercising the power to invest, consideration is to be given to the preservation of capital, liquidity and the return of investment.

- Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- Investments should be allocated to ensure there is sufficient liquidity to meet reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.
- Investments are expected to achieve a market average rate of return in line with the Council's risk tolerance.

In addition, Clause 212 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer of a council to provide a written report setting out details of all money that Council has invested under Section 625 of the Local Government Act 1993 and for the report to include a certification as to whether or not the investment has been made in accordance with the Act. The report is to be presented to Council each month.

In accordance with Clause 212 of the Local Government (General) Regulation 2021, the following report sets out details of all money that Council had invested under Section 625 of the Local Government Act 1993 as at 31 July 2026.

Investment Update

During the month of July 2026, Council's overall cash and investment portfolio of \$234,353,334.00 (carrying value as at 31 July 2026) returned 5.13% pa. against the bank bill benchmark of 4.51% pa.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 75

Account Certification – Responsible Accounting Officer

I hereby certify that the investments summarised in the above report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and Council's Investment Policy.

Lachlan Gunn

Responsible Accounting Officer

CONCLUSION

Council's portfolio returned 5.13% pa. for the month of July 2026 against the bank bill benchmark of 4.51% pa. Council's investments comply with the Local Government Act 1993, Local Government (General) Regulation 2021 and Council's Investment Policy.

Jennifer Lim Hernandez

Manager Finance

Authorisation:

Deputy General Manager & CFO

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_13.DOCX**

***** END OF ITEM 75 *****



**Investment Summary Report
July 2026**

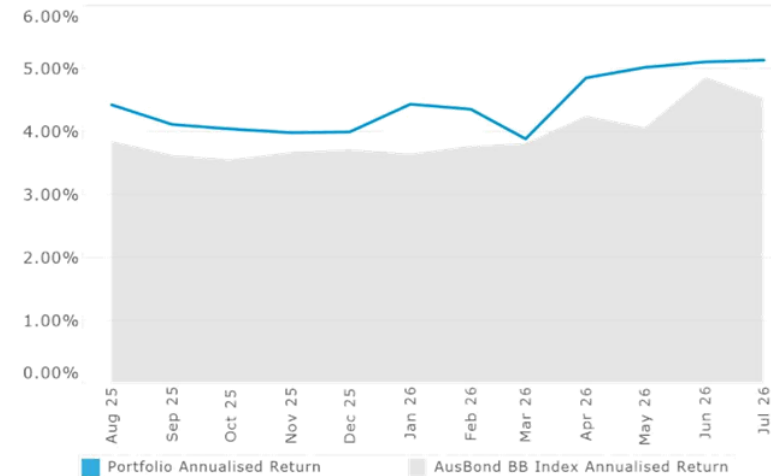
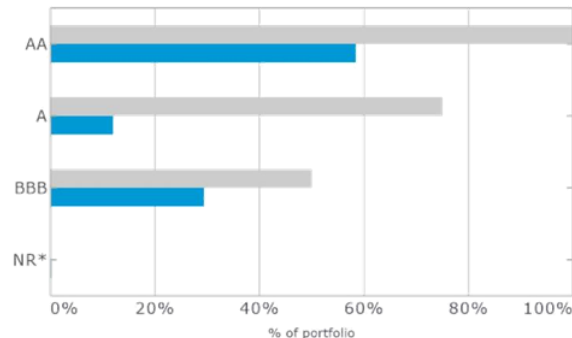
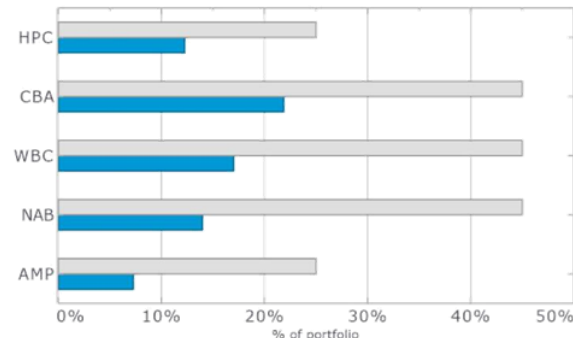


Fairfield City Council

Executive Summary - July 2026

**Investment Holdings**

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	7,400,000	7,552,186	4.8580
Cash	28,877,515	28,877,515	4.6414
Floating Rate Note	66,650,000	67,192,533	5.4740
Mortgage Backed Security	500,000	225,819	5.4376
Term Deposit	131,200,000	133,213,889	5.0240
	234,627,515	237,061,944	5.1004

Investment Performance**Investment Policy Compliance****Total Credit Exposure****Individual Institutional Exposures****Term to Maturities**

	Face Value (\$)		Policy Max
Between 0 and 1 years	180,777,515	77%	100% ^a
Between 1 and 5 years	53,350,000	23%	60% ^a
Greater than 5 years*	500,000	0%	0%
	234,627,515		

* Complying grandfathered investment

Specific Sub Limits

Between 3 and 5 years	28,850,000	12%	30% ^a
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Fairfield City Council

Investment Holdings Report - July 2026

**Cash Accounts**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
12,120.29	4.6500%	Macquarie Bank	A+	12,120.29	540388	Accelerator
13,801,696.18	4.2500%	Commonwealth Bank of Australia	AA-	13,801,696.18	538855	BOS
15,063,698.63	5.0000%	AMP Bank	BBB+	15,063,698.63	545751	31d Notice
28,877,515.10	4.6414%			28,877,515.10		

Term Deposits

Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
25-Aug-26	10,000,000.00	4.5100%	Bank of Queensland	A-	10,000,000.00	20-Jan-26	10,238,473.97	547042	238,473.97	At Maturity	
11-Sep-26	20,000,000.00	5.2000%	People First Bank	BBB+	20,000,000.00	16-Jun-26	20,131,068.49	547585	131,068.49	At Maturity	
14-Sep-26	30,000,000.00	5.0300%	Commonwealth Bank of Australia	AA-	30,000,000.00	24-Jun-26	30,157,101.37	547621	157,101.37	At Maturity	
13-Oct-26	12,000,000.00	5.4000%	Bank of Queensland	A-	12,000,000.00	14-Apr-26	12,193,512.33	547296	193,512.33	At Maturity	
20-Oct-26	10,000,000.00	4.5600%	Westpac Group	AA-	10,000,000.00	20-Jan-26	10,241,117.81	547040	241,117.81	At Maturity	
15-Dec-26	7,200,000.00	5.2300%	National Australia Bank	AA-	7,200,000.00	18-Mar-26	7,340,307.29	547225	140,307.29	At Maturity	
12-Jan-27	7,000,000.00	4.6200%	National Australia Bank	AA-	7,000,000.00	13-Jan-26	7,177,205.48	547028	177,205.48	At Maturity	
20-Jan-27	15,000,000.00	5.2500%	National Australia Bank	AA-	15,000,000.00	19-Mar-26	15,291,267.12	547228	291,267.12	At Maturity	
23-Feb-27	20,000,000.00	5.0000%	Westpac Group	AA-	20,000,000.00	20-Feb-26	20,443,835.62	547136	443,835.62	At Maturity	
	131,200,000.00	5.0240%			131,200,000.00		133,213,889.48		2,013,889.48		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
14-Sep-26	1,600,000.00	5.3166%	MAC Snr FRN (Sep26) BBSW+0.85%	A+	1,600,000.00	14-Sep-23	1,611,723.44	544498	10,953.65	14-Sep-26	
15-Sep-26	1,500,000.00	4.9466%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	1,500,000.00	15-Sep-21	1,509,686.90	541882	9,554.39	15-Sep-26	
23-Oct-26	1,200,000.00	6.0997%	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	1,200,000.00	23-Jan-24	1,204,130.64	544800	1,804.84	23-Oct-26	



Fairfield City Council

Investment Holdings Report - July 2026



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
25-Jan-27	3,900,000.00	5.2433%	WBC Snr FRN (Jan27) BBSW+0.70%	AA-	3,900,000.00	25-Jan-22	3,909,353.22	542256	2,801.22	26-Oct-26	
25-Jan-27	5,000,000.00	5.3233%	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	5,009,450.00	14-Feb-22	5,012,746.10	542332	3,646.10	26-Oct-26	
27-Jan-27	1,600,000.00	5.8933%	BEN Snr FRN (Jan27) BBSW+1.35%	A-	1,600,000.00	27-Jan-23	1,607,947.68	543706	1,291.68	27-Oct-26	
13-Sep-27	1,000,000.00	5.7966%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,000,000.00	13-Sep-24	1,012,304.12	545464	7,464.12	14-Sep-26	
13-Sep-27	2,000,000.00	5.7366%	AMP Snr FRN (Sep27) BBSW+1.27%	BBB+	2,000,000.00	13-Sep-24	2,023,173.71	545480	14,773.71	14-Sep-26	
14-Dec-27	1,600,000.00	5.7166%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	14-Dec-22	1,627,361.76	543633	11,777.76	14-Sep-26	
31-Mar-28	500,000.00	5.5215%	ANZ Snr FRN (Mar28) BBSW+1.06%	AA-	500,000.00	31-Mar-23	506,960.38	543964	2,420.38	30-Sep-26	
12-May-28	2,000,000.00	5.4379%	NAB Snr FRN (May28) BBSW+1.00%	AA-	2,000,000.00	12-May-23	2,041,315.34	544072	24,135.34	12-Aug-26	
17-Aug-28	2,500,000.00	5.4043%	CBA Snr FRN (Aug28) BBSW+0.95%	AA-	2,500,000.00	17-Aug-23	2,549,336.82	544382	27,761.82	17-Aug-26	
19-Sep-28	1,500,000.00	5.3950%	WBC Snr FRN (Sep28) BBSW+0.93%	AA-	1,500,000.00	19-Sep-23	1,522,049.63	544505	9,533.63	21-Sep-26	
3-Oct-28	2,500,000.00	5.4075%	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	2,500,000.00	3-Oct-25	2,509,965.92	546596	10,740.92	5-Oct-26	
3-Nov-28	3,400,000.00	5.3136%	GSB Snr FRN (Nov28) BBSW+0.93%	BBB+	3,400,000.00	3-Nov-25	3,439,716.90	546742	43,556.96	4-Aug-26	
27-Nov-28	2,500,000.00	5.4800%	BOz Snr FRN (Nov28) BBSW+1.03%	BBB+	2,500,000.00	27-Nov-25	2,526,227.60	546854	24,772.60	27-Aug-26	
9-Apr-29	3,500,000.00	5.6206%	MYS Snr FRN (Apr29) BBSW+1.15%	Baa2	3,500,000.00	9-Apr-26	3,515,563.62	547272	12,396.12	9-Oct-26	
5-Nov-29	3,750,000.00	5.4336%	HPC Snr FRN (Nov29) BBSW+1.05%	BBB+	3,750,000.00	5-Nov-25	3,793,575.70	546769	49,125.70	5-Aug-26	
21-Jan-30	500,000.00	5.7376%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	507,675.00	11-Dec-25	503,819.57	546921	864.57	21-Oct-26	
21-Jan-30	2,500,000.00	5.7376%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	2,538,375.00	11-Dec-25	2,519,097.85	546920	4,322.85	21-Oct-26	
18-Mar-30	1,600,000.00	5.2974%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	1,600,000.00	18-Mar-25	1,621,137.45	545900	10,217.45	18-Sep-26	
13-Jun-30	1,500,000.00	5.4166%	ING Snr FRN (Jun30) BBSW+0.95%	A	1,500,000.00	13-Jun-25	1,521,292.20	546127	10,462.20	14-Sep-26	
2-Dec-30	2,000,000.00	5.2622%	SUN Snr FRN (Dec30) BBSW+0.80%	AA-	2,004,760.00	11-Dec-25	2,024,887.72	546922	17,300.38	2-Sep-26	
15-Jan-31	3,500,000.00	5.2026%	CBA Snr FRN (Jan31) BBSW+0.74%	AA-	3,500,000.00	15-Jan-26	3,521,993.02	547002	8,480.95	15-Oct-26	
23-Jan-31	2,700,000.00	5.6297%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	2,718,630.00	19-Mar-26	2,700,507.99	547235	3,747.99	23-Oct-26	
23-Jan-31	3,300,000.00	5.6297%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	3,300,000.00	23-Jan-26	3,300,620.88	547030	4,580.88	23-Oct-26	
30-Apr-31	2,500,000.00	5.7828%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,500,000.00	30-Apr-26	2,510,092.16	547350	792.16	30-Oct-26	
30-Apr-31	2,500,000.00	5.7828%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,501,075.00	30-Apr-26	2,510,092.16	547339	792.16	30-Oct-26	
12-May-31	2,500,000.00	5.1479%	ANZ Snr FRN (May31) BBSW+0.71%	AA-	2,500,000.00	12-May-26	2,535,852.77	547367	28,560.27	12-Aug-26	
66,650,000.00		5.4740%			66,729,965.00		67,192,533.25		358,632.80		

Fairfield City Council

Investment Holdings Report - July 2026

**Fixed Rate Bonds**

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
10-Aug-26	3,000,000.00	4.8000%	WBC Snr Bond (Aug26) 4.80%	AA-	2,998,020.00	10-Aug-23	3,068,451.93	544369	68,419.89	4.82400%	
17-Aug-26	1,500,000.00	4.7500%	CBA Snr Bond (Aug26) 4.75%	AA-	1,497,105.00	17-Aug-23	1,532,444.29	544384	32,475.83	4.82000%	
14-Sep-26	1,400,000.00	4.9460%	MAC Snr Bond (Sep26) 4.946%	A+	1,400,000.00	14-Sep-23	1,426,247.45	544496	26,251.85	4.94600%	
19-Sep-28	1,500,000.00	5.0000%	WBC Snr Bond (Sep28) 5.00%	AA-	1,498,890.00	19-Sep-23	1,525,042.74	544510	27,217.74	5.01700%	
7,400,000.00		4.8580%			7,394,015.00		7,552,186.41		154,365.31	4.8854%	

Mortgage Backed Securities

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Reference
23-Jul-57	500,000.00	5.4376%	Emerald Reverse Mortgage (2007C)	NR*	500,000.00	6-Jul-07	225,819.36	310293	819.36	
500,000.00		5.4376%			500,000.00		225,819.36		819.36	



Fairfield City Council

Accrued Interest Report - July 2026



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Bonds									
WBC Snr Bond (Aug26) 4.80%	544369		3,000,000.00	10-Aug-23	10-Aug-26	0.00	31	12,331.49	4.84%
CBA Snr Bond (Aug26) 4.75%	544384		1,500,000.00	17-Aug-23	17-Aug-26	0.00	31	6,101.52	4.79%
MAC Snr Bond (Sep26) 4.946%	544496		1,400,000.00	14-Sep-23	14-Sep-26	0.00	31	5,897.16	4.96%
WBC Snr Bond (Sep28) 5.00%	544510		1,500,000.00	19-Sep-23	19-Sep-28	0.00	31	6,250.00	4.91%
						0.00		30,580.17	4.87%
Cash									
Commonwealth Bank of Australia	538855					72,753.68	0	68,086.39	4.25%
Macquarie Bank	540388					47.74	0	47.74	4.65%
AMP Bank	545751					2,054.79	0	63,698.63	5.00%
						74,856.21		131,832.76	4.58%
Floating Rate Note									
MAC Snr FRN (Sep26) BBSW+0.85%	544498		1,600,000.00	14-Sep-23	14-Sep-26	0.00	31	7,224.75	5.32%
SUN Snr FRN (Sep26) BBSW+0.48%	541882		1,500,000.00	15-Sep-21	15-Sep-26	0.00	31	6,301.83	4.95%
GSB Snr FRN (Oct26) BBSW+1.60%	544800		1,200,000.00	23-Jan-24	23-Oct-26	17,801.10	31	6,108.41	5.99%
WBC Snr FRN (Jan27) BBSW+0.70%	542256		3,900,000.00	25-Jan-22	25-Jan-27	48,733.22	31	16,879.70	5.10%
SUN Snr FRN (Jan27) BBSW+0.78%	542332		5,000,000.00	14-Feb-22	25-Jan-27	63,464.79	31	21,980.37	5.18%
BEN Snr FRN (Jan27) BBSW+1.35%	543706		1,600,000.00	27-Jan-23	27-Jan-27	22,557.50	31	7,808.29	5.75%
AusW Snr FRN (Sep27) BBSW+1.33%	545464		1,000,000.00	13-Sep-24	13-Sep-27	0.00	31	4,923.14	5.80%
AMP Snr FRN (Sep27) BBSW+1.27%	545480		2,000,000.00	13-Sep-24	13-Sep-27	0.00	31	9,744.36	5.74%
SUN Snr FRN (Dec27) BBSW+1.25%	543633		1,600,000.00	14-Dec-22	14-Dec-27	0.00	31	7,768.31	5.72%
ANZ Snr FRN (Mar28) BBSW+1.06%	543964		500,000.00	31-Mar-23	31-Mar-28	0.00	31	2,344.74	5.52%
NAB Snr FRN (May28) BBSW+1.00%	544072		2,000,000.00	12-May-23	12-May-28	0.00	31	9,236.98	5.44%
CBA Snr FRN (Aug28) BBSW+0.95%	544382		2,500,000.00	17-Aug-23	17-Aug-28	0.00	31	11,474.89	5.40%
WBC Snr FRN (Sep28) BBSW+0.93%	544505		1,500,000.00	19-Sep-23	19-Sep-28	0.00	31	6,873.08	5.39%
TMB Snr FRN (Oct28) BBSW+0.95%	546596		2,500,000.00	3-Oct-25	3-Oct-28	31,387.34	31	11,462.47	5.40%
GSB Snr FRN (Nov28) BBSW+0.93%	546742		3,400,000.00	3-Nov-25	3-Nov-28	0.00	31	15,343.93	5.31%

Fairfield City Council

Accrued Interest Report - July 2026



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
BOz Snr FRN (Nov28) BBSW+1.03%	546854		2,500,000.00	27-Nov-25	27-Nov-28	0.00	31	11,635.61	5.48%
MYS Snr FRN (Apr29) BBSW+1.15%	547272		3,500,000.00	9-Apr-26	9-Apr-29	47,768.89	31	16,595.58	5.58%
HPC Snr FRN (Nov29) BBSW+1.05%	546769		3,750,000.00	5-Nov-25	5-Nov-29	0.00	31	17,305.65	5.43%
NPBS Snr FRN (Jan30) BBSW+1.25%	546920		2,500,000.00	11-Dec-25	21-Jan-30	34,854.25	31	11,983.13	5.64%
NPBS Snr FRN (Jan30) BBSW+1.25%	546921		500,000.00	11-Dec-25	21-Jan-30	6,970.85	31	2,396.63	5.64%
NAB Snr FRN (Mar30) BBSW+0.83%	545900		1,600,000.00	18-Mar-25	18-Mar-30	0.00	31	7,198.66	5.30%
ING Snr FRN (Jun30) BBSW+0.95%	546127		1,500,000.00	13-Jun-25	13-Jun-30	0.00	31	6,900.60	5.42%
SUN Snr FRN (Dec30) BBSW+0.80%	546922		2,000,000.00	11-Dec-25	2-Dec-30	0.00	31	8,938.53	5.26%
CBA Snr FRN (Jan31) BBSW+0.74%	547002		3,500,000.00	15-Jan-26	15-Jan-31	44,190.35	31	15,279.47	5.14%
NPBS Snr FRN (Jan31) BBSW+1.13%	547030		3,300,000.00	23-Jan-26	23-Jan-31	45,086.14	31	15,480.83	5.52%
NPBS Snr FRN (Jan31) BBSW+1.13%	547235		2,700,000.00	23-Mar-26	23-Jan-31	36,888.66	31	12,666.13	5.52%
HPC Snr FRN (Apr31) BBSW+1.28%	547339		2,500,000.00	30-Apr-26	30-Apr-31	35,235.08	31	12,020.92	5.66%
HPC Snr FRN (Apr31) BBSW+1.28%	547350		2,500,000.00	30-Apr-26	30-Apr-31	35,235.08	31	12,020.92	5.66%
ANZ Snr FRN (May31) BBSW+0.71%	547367		2,500,000.00	12-May-26	12-May-31	0.00	31	10,930.48	5.15%
						470,173.25		306,828.39	5.42%
Mortgage Backed Securities									
Emerald Reverse Mortgage Series 2007-1 Class C (BBSW+0.95%)	310293		500,000.00	6-Jul-07	23-Jul-57	6,596.00	31	2,269.23	5.34%
						6,596.00		2,269.23	5.34%
Term Deposits									
Bank of Queensland	547042		10,000,000.00	20-Jan-26	25-Aug-26	0.00	31	38,304.11	4.51%
People First Bank	547585		20,000,000.00	16-Jun-26	11-Sep-26	0.00	31	88,328.76	5.20%
Commonwealth Bank of Australia	547621		30,000,000.00	24-Jun-26	14-Sep-26	0.00	31	128,161.64	5.03%
Bank of Queensland	547296		12,000,000.00	14-Apr-26	13-Oct-26	0.00	31	55,035.62	5.40%
Westpac Group	547040		10,000,000.00	20-Jan-26	20-Oct-26	0.00	31	38,728.77	4.56%
National Australia Bank	547225		7,200,000.00	18-Mar-26	15-Dec-26	0.00	31	31,981.81	5.23%
National Australia Bank	547028		7,000,000.00	13-Jan-26	12-Jan-27	0.00	31	27,466.85	4.62%

Fairfield City Council

Accrued Interest Report - July 2026



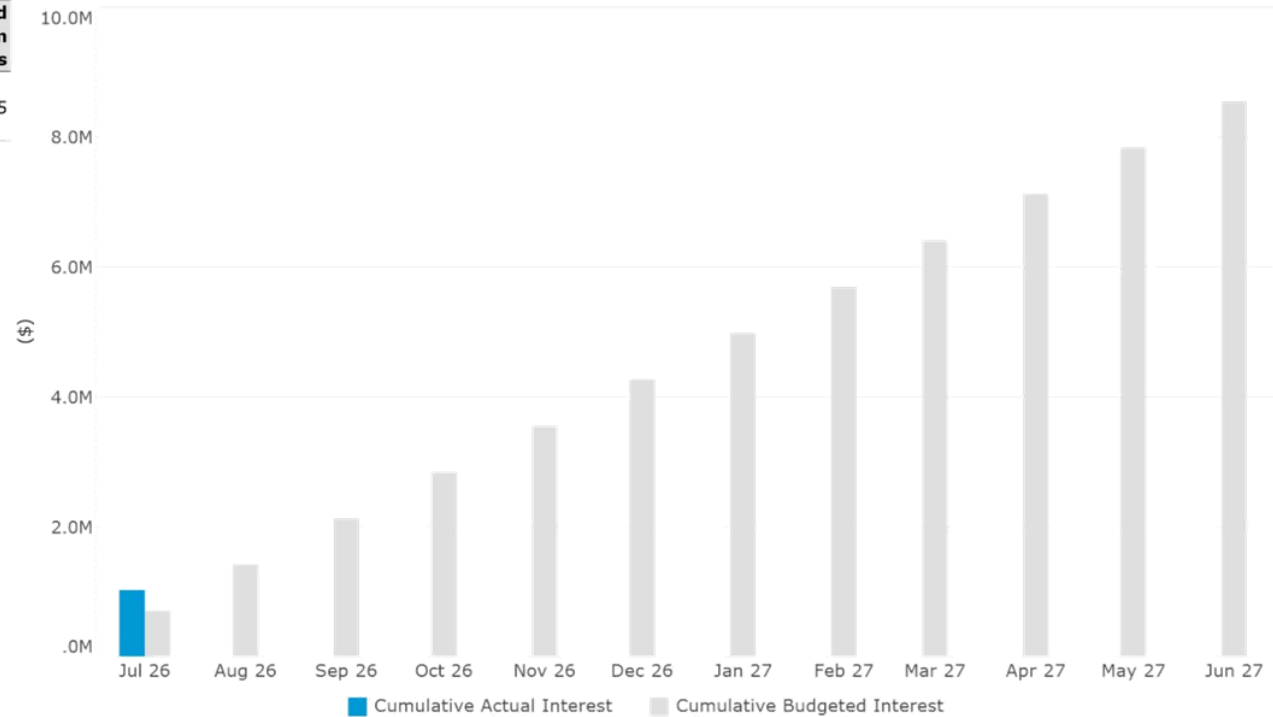
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
National Australia Bank	547228		15,000,000.00	19-Mar-26	20-Jan-27	0.00	31	66,883.56	5.25%
Westpac Group	547136		20,000,000.00	20-Feb-26	23-Feb-27	0.00	31	84,931.51	5.00%
						0.00		559,822.63	5.02%
Grand Totals						551,625.46		1,031,333.18	5.07%

Fairfield City Council

Investment Budget Report - July 2026

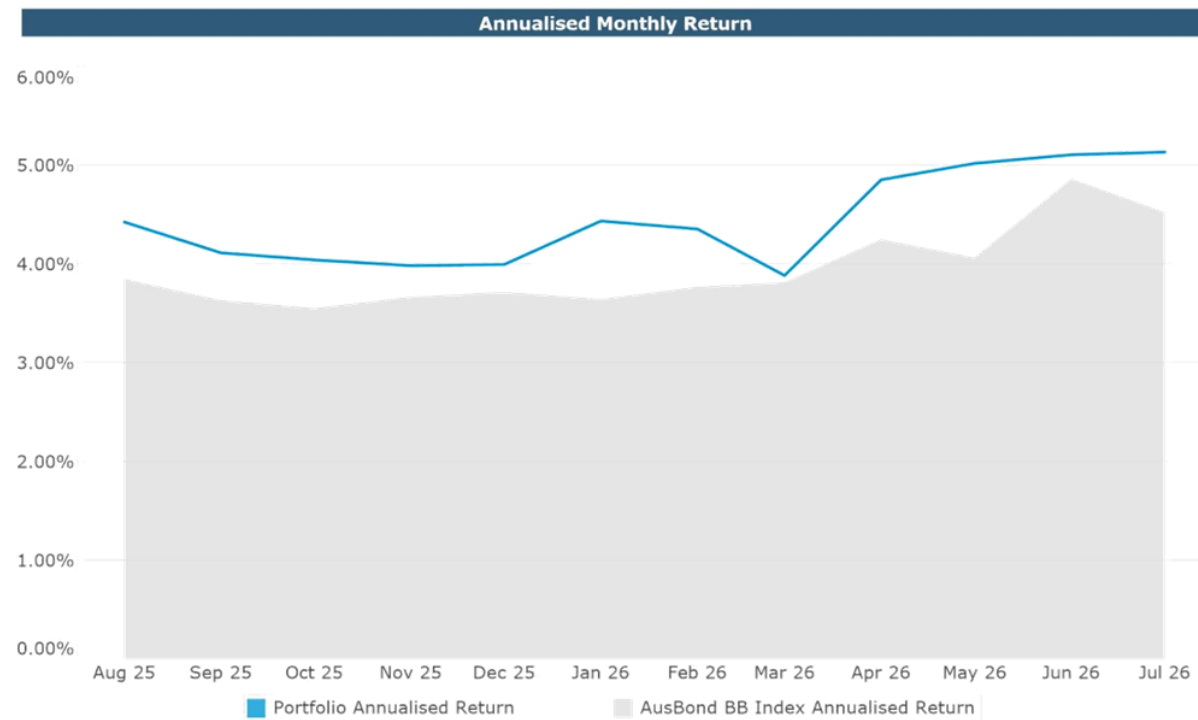
**Budgeted vs Actual Returns**

	YTD Income from Investments	Budgeted Income from Investments
July 2026	1,031,333	712,215



Fairfield City Council

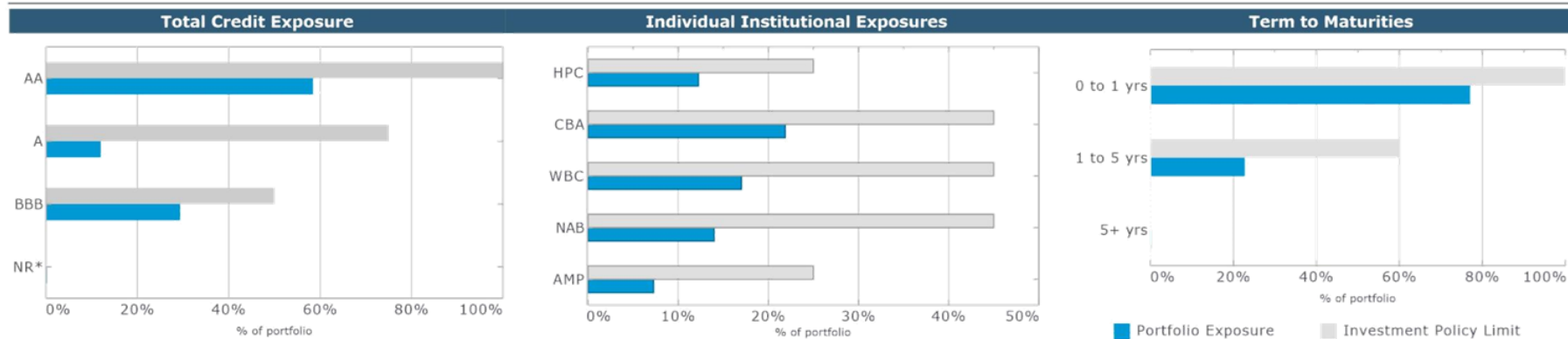
Investment Performance Report - July 2026



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Jul 2026	5.13%	4.51%	0.62%
Last 3 months	5.08%	4.47%	0.61%
Last 6 months	4.72%	4.21%	0.51%
Financial Year to Date	5.13%	4.51%	0.62%
Last 12 months	4.44%	3.94%	0.50%

Fairfield City Council

Investment Policy Compliance Report - July 2026



Credit Rating Group	Face Value (\$)	Policy Max
AA	137,101,696	58% 100% a
A	28,112,120	12% 75% a
BBB	68,913,699	29% 50% a
NR*	500,000	
	234,627,515	

* Complying grandfathered investment

Institution	% of portfolio	Investment Policy Limit	
Heritage and People's Choice (BBB+)	12%	25%	a
Commonwealth Bank of Australia (AA-)	22%	45%	a
Westpac Group (AA-)	17%	45%	a
National Australia Bank (AA-)	14%	45%	a
AMP Bank (BBB+)	7%	25%	a
Bank of Queensland (A-)	9%	35%	a
Newcastle Greater Mutual Group (BBB+)	4%	25%	a
Suncorp Bank (AA-)	4%	45%	a
Great Southern Bank (BBB+)	2%	25%	a
MyState Bank (Baa2)	2%	25%	a
Bank Australia (BBB+)	1%	25%	a
Teachers Mutual Bank (BBB+)	1%	25%	a
Macquarie Bank (A+)	1%	35%	a

	Face Value (\$)	Policy Max
Between 0 and 1 years	180,777,515	77% 100% a
Between 1 and 5 years	53,350,000	23% 60% a
Greater than 5 years*	500,000	
	234,627,515	

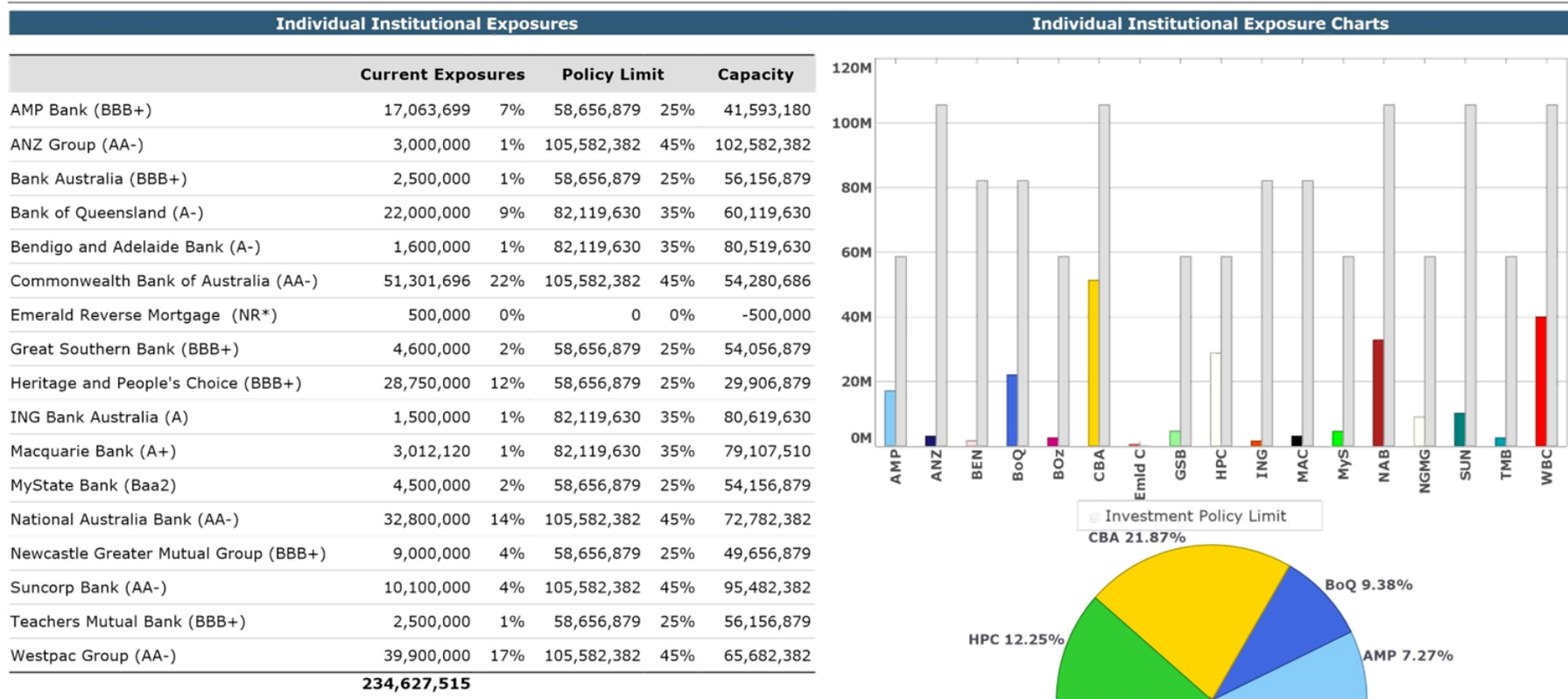
* Complying grandfathered investment

Specific Sub Limits			
Between 3 and 5 years	28,850,000	12%	30% a

a = compliant
r = non-compliant

Fairfield City Council

Individual Institutional Exposures Report - July 2026



* Complying grandfathered investment

Fairfield City Council

Cashflows Report - July 2026



Actual Cashflows for July 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
3-Jul-26	546596	TMB Snr FRN (Oct28) BBSW+0.95%	Floating Rate Note	Coupon Date	31,387.34
				<u>Deal Total</u>	<u>31,387.34</u>
				Day Total	31,387.34
9-Jul-26	547272	MYS Snr FRN (Apr29) BBSW+1.15%	Floating Rate Note	Coupon Date	47,768.89
				<u>Deal Total</u>	<u>47,768.89</u>
				Day Total	47,768.89
15-Jul-26	547002	CBA Snr FRN (Jan31) BBSW+0.74%	Floating Rate Note	Coupon Date	44,190.35
				<u>Deal Total</u>	<u>44,190.35</u>
				Day Total	44,190.35
21-Jul-26	310293	Emerald Reverse Mortgage (2007C)	Mortgage Backed Securities	Coupon Date	6,596.88
				<u>Deal Total</u>	<u>6,596.88</u>
21-Jul-26	546920	NPBS Snr FRN (Jan30) BBSW+1.25%	Floating Rate Note	Coupon Date	34,854.25
				<u>Deal Total</u>	<u>34,854.25</u>
21-Jul-26	546921	NPBS Snr FRN (Jan30) BBSW+1.25%	Floating Rate Note	Coupon Date	6,970.85
				<u>Deal Total</u>	<u>6,970.85</u>
				Day Total	48,421.97
23-Jul-26	544800	GSB Snr FRN (Oct26) BBSW+1.60%	Floating Rate Note	Coupon Date	17,801.10
				<u>Deal Total</u>	<u>17,801.10</u>
23-Jul-26	547030	NPBS Snr FRN (Jan31) BBSW+1.13%	Floating Rate Note	Coupon Date	45,086.14
				<u>Deal Total</u>	<u>45,086.14</u>
23-Jul-26	547235	NPBS Snr FRN (Jan31) BBSW+1.13%	Floating Rate Note	Coupon Date	36,888.66
				<u>Deal Total</u>	<u>36,888.66</u>
				Day Total	99,775.89
27-Jul-26	542256	WBC Snr FRN (Jan27) BBSW+0.70%	Floating Rate Note	Coupon Date	48,733.22
				<u>Deal Total</u>	<u>48,733.22</u>
27-Jul-26	542332	SUN Snr FRN (Jan27) BBSW+0.78%	Floating Rate Note	Coupon Date	63,464.79



Fairfield City Council

Cashflows Report - July 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
<u>Deal Total</u>					<u>63,464.79</u>
27-Jul-26	543706	BEN Snr FRN (Jan27) BBSW+1.35%	Floating Rate Note	Coupon Date	22,557.50
<u>Deal Total</u>					<u>22,557.50</u>
Day Total					134,755.52
30-Jul-26	547339	HPC Snr FRN (Apr31) BBSW+1.28%	Floating Rate Note	Coupon Date	35,235.08
<u>Deal Total</u>					<u>35,235.08</u>
30-Jul-26	547350	HPC Snr FRN (Apr31) BBSW+1.28%	Floating Rate Note	Coupon Date	35,235.08
<u>Deal Total</u>					<u>35,235.08</u>
Day Total					70,470.15
Total for Month					476,770.11

Forecast Cashflows for August 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
4-Aug-26	546742	GSB Snr FRN (Nov28) BBSW+0.93%	Floating Rate Note	Coupon Date	45,041.86
Deal Total					45,041.86
Day Total					45,041.86
5-Aug-26	546769	HPC Snr FRN (Nov29) BBSW+1.05%	Floating Rate Note	Coupon Date	51,358.68
Deal Total					51,358.68
Day Total					51,358.68
10-Aug-26	544369	WBC Snr Bond (Aug26) 4.80%	Bonds	Coupon Date	72,000.00
		WBC Snr Bond (Aug26) 4.80%	Bonds	Maturity	3,000,000.00
		Deal Total			3,072,000.00
Day Total					3,072,000.00
12-Aug-26	544072	NAB Snr FRN (May28) BBSW+1.00%	Floating Rate Note	Coupon Date	27,412.98
Deal Total					27,412.98
12-Aug-26	547367	ANZ Snr FRN (May31) BBSW+0.71%	Floating Rate Note	Coupon Date	32,438.82
Deal Total					32,438.82

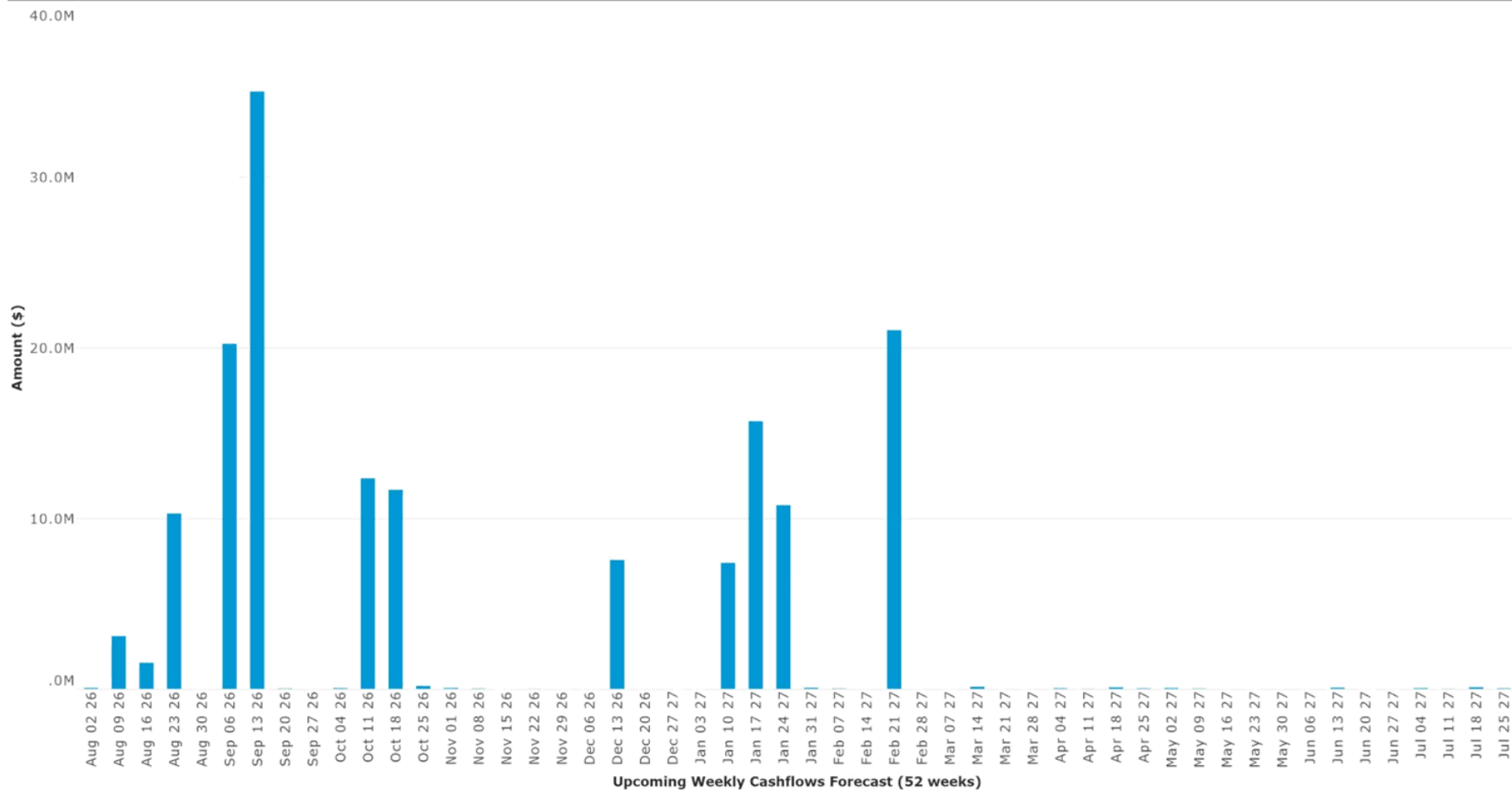
Fairfield City Council
Cashflows Report - July 2026

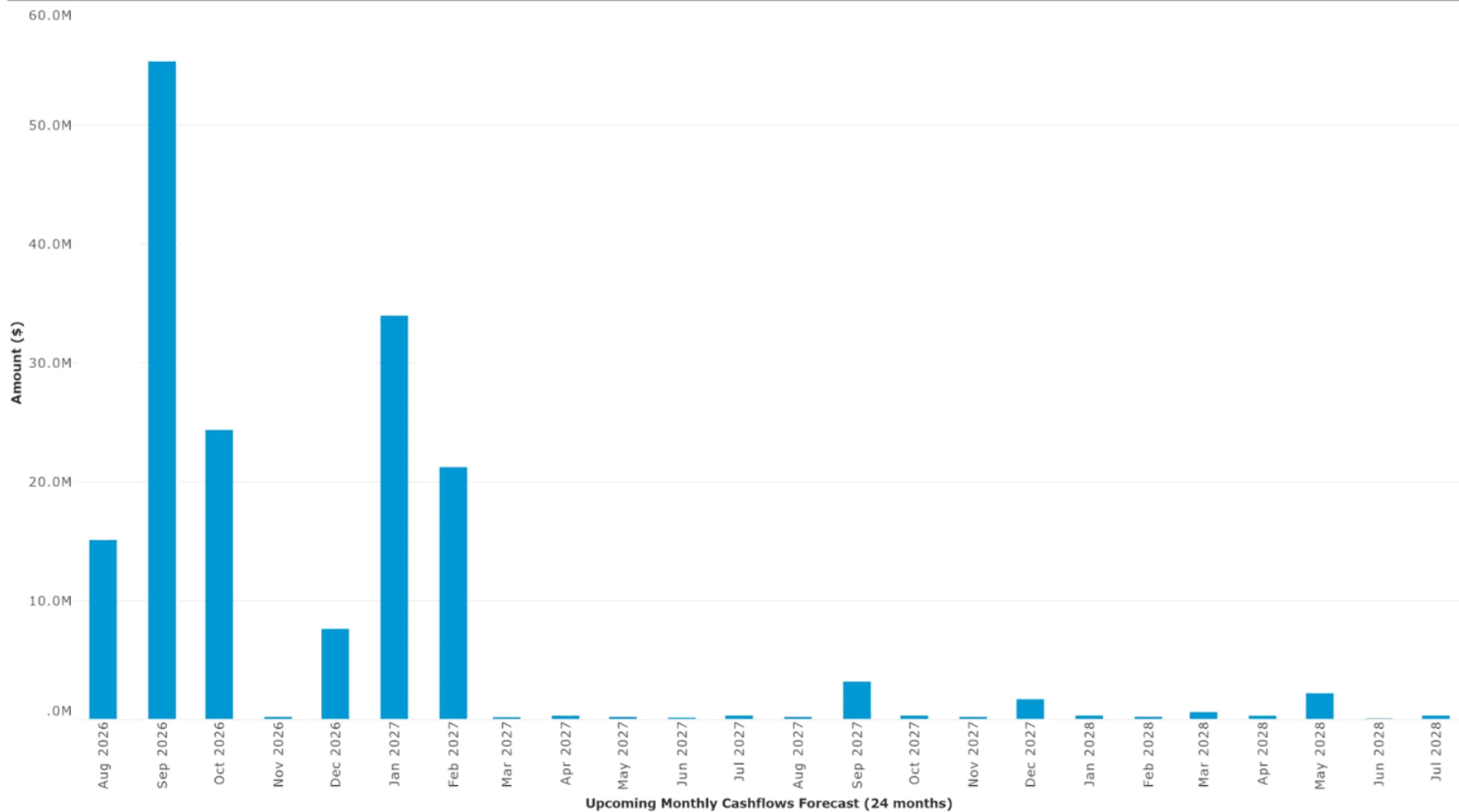


Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
Day Total					59,851.80
17-Aug-26	544382	CBA Snr FRN (Aug28) BBSW+0.95%	Floating Rate Note	Coupon Date	33,684.34
<u>Deal Total</u>					<u>33,684.34</u>
17-Aug-26	544384	CBA Snr Bond (Aug26) 4.75%	Bonds	Coupon Date	35,625.00
		CBA Snr Bond (Aug26) 4.75%	Bonds	Maturity	1,500,000.00
<u>Deal Total</u>					<u>1,535,625.00</u>
Day Total					1,569,309.34
25-Aug-26	547042	Bank of Queensland	Term Deposit	Maturity: Face Value	10,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	268,128.77
<u>Deal Total</u>					<u>10,268,128.77</u>
Day Total					10,268,128.77
27-Aug-26	546854	BOz Snr FRN (Nov28) BBSW+1.03%	Floating Rate Note	Coupon Date	34,531.51
<u>Deal Total</u>					<u>34,531.51</u>
Day Total					34,531.51
Total for Month					15,100,221.95

Fairfield City Council

Cashflows Report - July 2026



Fairfield City Council
Cashflows Report - July 2026

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 76

SUBJECT: Youth Advisory Committee - July 2026

FILE NUMBER: 25/19063

REPORT BY: Sean Ly, Community Projects and Partnerships Officer

RECOMMENDATION:

That the minutes of the Youth Advisory Committee meeting held on 1 July 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Fairfield Youth Advisory Committee Minutes - July 2026 2 Pages

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

The Youth Advisory Committee (YAC) provides a forum for elected representatives and Council officers to engage in meaningful dialogue with young people across Fairfield City. The YAC provides young people with the opportunity to contribute to the planning, development and implementation of Council's youth-focused initiatives. Each YAC term lasts 12 months, with the 2025/2026 YAC starting in August 2025 and ending in July 2026.

The YAC met on Wednesday 1 July 2026 at Council's Administration Building, Wakeley. The minutes of the meeting are attached to this report (Attachment A). This was the final meeting of the 2025/2026 YAC term. The meeting was an opportunity for incumbent members to celebrate and reflect on their year as well as evaluate the YAC Program. It was an opportunity to hear from members, their thoughts and opinions on what they value about the YAC, what worked and what could change. This is essential in ensuring the YAC can provide a platform where young people can feel safe and empowered to speak, is engaging and provides meaningful valuable opportunities for young people.

Items at this meeting included:

- Feedback on NSW Youth Week 2026 and ideas for future Youth Week planning.
 - A reflection and debrief of the 2025/2026 YAC term.
-

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 76

CONCLUSION

The YAC meetings provide an important platform for young people to share their voice. Council strives to ensure that the YAC can also have a greater impact on their local community, often through community events, engagement with local stakeholders, youth services and participation in community initiatives and events. The YAC is a strong engagement point and valuable resource for Council to engage and consult with young people on issues which affect them.

The first meeting of the new 2026/2027 YAC term is scheduled for Wednesday 5 August 2025 from 5.30pm at Council's Administration Building Wakeley.

Sean Ly

**Community Projects and
Partnerships Officer**

Authorisation:

Co-ordinator Community Projects and Partnerships
Manager Social Planning and Community Development
Director City Assets

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_11.DOCX**

***** END OF ITEM 76 *****



FAIRFIELD YOUTH ADVISORY COMMITTEE
Minutes
Wednesday 1 July 2026

Time: 5:30pm – 8:00pm

Venue: Fairfield City Council Administration Centre

Chair: Annabel Lim

Minutes: Declan

Present: Aiden Tamen, Allie Hang, Alyvia, Annabel Lim, Benjamin, Caroline Lie, Catherine Pang, Declan, Elizabeth, Ethan, Fuamaila Jacob, Lilly (Georgie) Lam, Henry Tran, Issabella Ferraro, Leanne Huynh, Sara, Sienna, Sonny Yng, Sean Ly (Community Projects and Partnerships Officer)

Apologies: Clr Dai Le, Clr Kate Hoang, Clr Kevin Lam, Clr Marie Saliba, Dominic, Edward Tat, Ella-Rose, Heather Sengmany, Jonathan Prak, Laleiah Lakisoe-Mapuna, Mazin Mkhi, Nghi, Tina Tran.

**Surnames of YAC members under 18 years old have been omitted for privacy.*

1. Acknowledgement of Country

An Acknowledgement of Country was given.

2. Introduction and Housekeeping

WHS and housekeeping information was provided as well as an icebreaker activity.

3. Youth Week Feedback

A discussion on NSW Youth Week as a whole was held. Discussion included reflection on the prevalence of NSW Youth Week in 2026 and suggestions for how Youth Week could be made more prominent across the state. Feedback will be provided to the NSW Office for Youth during regular NSW Youth Week Reference Group meetings. Feedback included recommendations on more visible marketing for example banners on public transport hubs and media sponsorships from stations such as Triple J, rethinking the Youth Week "theme" to make it more than a tagline but growing it into an interactive unifying element and advocacy for more events that are youth-focussed and less "family-oriented" across the state.

Bring It On! Youth Festival was highlighted as a successful Youth Week event which had a clear youth-focussed identity in all aspects. YAC members commented that young people, particularly in the older end from 18-24, appeared well represented at this year's Bring It On! making it feel like a true youth-led event.

4. 2025/2026 Youth Advisory Committee Reflection

This was the last meeting of the 2025/2026 term, which ran for 12 months from August 2025 to July 2026. A reflection and debrief was held to celebrate the achievements of the YAC over the term and to evaluate what went well, what members valued, how members were impacted by the experience and ideas for opportunities to improve future YAC terms.

Some members' favourite highlights of the term included a highly successful Bring It On! Youth Festival and workshops, community representations at events such as Verona Day, team building and bonding opportunities, "Hot Topics" and "Spotlight Discussions" and a sense of being more involved in the community. Members also shared personal achievements such as personal confidence, a career in arts and continuing engagement to advocacy opportunities in their communities.

Some reflections shared during the debrief included:

- Members were very satisfied with opportunities to have a voice, connect with community and bond with people they would not have met otherwise.
- Members greatly appreciated the sense of kinship and team identity built through team bonding activities and meeting format. These created a sense of safety where members felt much more comfortable sharing honest and vulnerable opinions on difficult topics during Spotlight Discussions.
- YAC felt like a "second family" to some members. Members would look forward to attending meetings to have discussions on issues which matter to them and also to catch up with fellow members.
- Opportunities to get involved in community events and Bring It On! made members feel a much stronger sense of community. Members felt a great sense of achievement through the chance to be leaders at Bring It On!
- Members greatly valued representations at community events such as Verona Day, Cabramatta Moon Festival and Fowler Future Fest, particularly where they had opportunities to speak with young people they may otherwise would not have met. YAC members hoped for an increase in these opportunities in future terms.
- Several members reported that YAC was a gateway to help them connect with other groups, organisations and opportunities which align with their goals. These included Spark Youth Hub, Outloud Arts, The Cheatcoders, ATASDA, DYSS Events, Artfit and PYT Fairfield. Some members shared they would not have been able to access these opportunities without being on YAC due to personal hardship, barriers or lack of awareness.

Meeting closed at 8:00pm.

The next meeting on Wednesday 5 August 2026, 5.30pm at Fairfield City Council Administration Building, Wakeley, will be the first formal meeting of the new 2026/2027 YAC term.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 77

SUBJECT: Divisional Update Report - Quarter 4 - Place Management and Major Events

FILE NUMBER: 14/09936

REPORT BY: Jessica Healey, Manager Fairfield and Parks Place; Edward Saulig, Manager Cabramatta Place

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 4 Strong and Resilient Economy* in the Fairfield City Plan.

SUMMARY

The Place Management Division consists of Cabramatta Place and Major Events and Fairfield and Parks Place branches. The 2 branches work together to improve public domain, activate public spaces and increase the economic vitality across Fairfield City in collaboration with other branches in the organisation.

This report provides an update and focuses on projects, major events and local place-based activations from April to June 2026.

1. PLACE-BASED OPERATIONAL PLAN PROJECTS AND OTHER ACTIVITIES

Operational Plan Projects

Public Domain Public Art - Renewal and Commission (IN261156)

Council has commissioned a new public mural at the Nelson Street Carpark. Artist Daniel Walton worked on the mural for 3 weeks and it is now complete. The project aimed to enhance the visual character of the area, celebrate local identity and create a distinctive landmark artwork. Community feedback has been very positive.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

Item Number. 77



New Mural at Nelson Street Carpark.

Kenyon Street Pavement Project (IN261080)

The Kenyon Street Pavement Project has now been completed. The scope of works spanned approximately 20m from 9 Kenyon Street to Downey Lane and included the removal of existing concrete pavement, site levelling, installation of new paving and a landscaped garden bed that complements the upgraded area on the opposite side of the road.



Before and after shots of Kenyon Street Pavement Project.

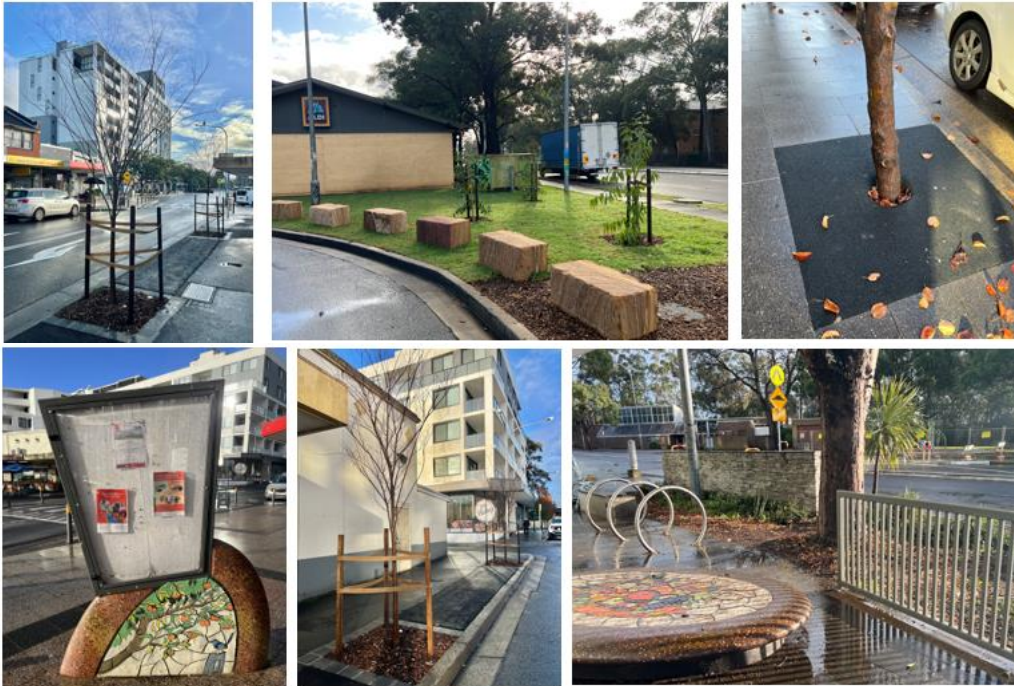
Minor Town Centre Improvements – Villawood (MPTCI2603)

Improvements were completed in the Villawood Town Centre during the reporting period. Priority safety works included repairing tree pits to remove trip hazards, replacing trees that had caused pavement lifting, installing fencing to discourage unsafe pedestrian crossings of Villawood Road and the installation of bike racks. The community noticeboard, originally installed in the early 2000s, was also repaired. Landscape improvements adjacent to the Aldi supermarket included the removal of dead trees, planting of new trees, installation of sandstone edging and new turf, enhancing the appearance and amenity of the town centre.

OUTCOMES COMMITTEE

Meeting Date 11 August 2026

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Assorted incremental improvements to Villawood Town Centre.

Public Domain Presentation - Planter boxes upgrade (IN261076)

Ten concrete planter boxes were refurbished through the installation of integrated water wells and the application of a rendered exterior finish to improve both functionality and appearance. The water wells reduce irrigation requirements and support plant health during dry periods, increasing the longevity of the vegetation.

Previously stored at the Council depot, the planter boxes have been repurposed and installed along Cabramatta Road East Cabramatta, giving the assets a new life. Their strategic placement in a clustered arrangement creates visual interest at key arrival points for motorists while also providing a physical buffer that enhances pedestrian safety.



Planter box upgrade, Cabramatta Road East Cabramatta.

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Public Domain Presentation – Decal on Public Utilities (IN261073)

This project will enhance the appearance and identity of the Cabramatta and Villawood Town Centres through the installation of decorative vinyl wraps on existing public utility assets. Five Endeavour Energy utility boxes have been identified in Cabramatta and 2 in Villawood for the application of artwork designed by Council's Graphic Design team. The wraps will improve the visual amenity of the town centres, strengthen place branding and help reduce the visual impact of graffiti and general wear. Each design will also incorporate a QR Code linking to Council's Discover Fairfield tourism website, encouraging visitors to explore local attractions, dining and experiences. As the utility boxes are owned by Endeavour Energy, formal approval is required before installation can proceed.



Proposed decal on 5 Endeavour Energy utility boxes in Cabramatta Town Centre.



Proposed decal on 2 Endeavour Energy utility boxes in Villawood Town Centre.

Other Activities

The Crescent Plaza – Temporary Closure

The Crescent Plaza was closed on Tuesday 7 April 2026, in response to ongoing antisocial behaviour that included persistent disorderly conduct, assaults, both daytime and night-time alcohol consumption and incidents of public fighting.

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Whilst The Crescent Plaza has been closed, the Fairfield Place team, together with various departments across Council, have been looking at a longer-term strategy that includes reopening the Plaza for Summer. Options currently being investigated include turning the space from a passive to active space, ongoing activation and a partnership with Police to reopen the space for community use.

Site maintenance is currently being undertaken and includes removal of graffiti, pruning of the trees and bushes to encourage passive surveillance, removal of seating and the broken screen and additional lighting to replace the broken lights.

A further report to Council will follow once options for the site are identified.

Fabulous Fairfield

Council's Fabulous Fairfield Program continues to acknowledge residents for their hard work in growing and maintaining gardens that contribute to the environmental quality and beauty of the City's neighbourhoods.

The Fabulous Fairfield winners for the months of April and May featured gardens from Bonnyrigg, Edensor Park, Bossley Park, Cabramatta West, Fairfield East, Smithfield, St Johns Park and Wakeley.



*Recipients of the Fabulous Fairfield Garden awards for April and May.
Permission granted to publish photographs*

2. MAJOR EVENTS

On 4 June 2026 the Major Events Team won the inaugural 2026 NSW Local Government Excellence Awards category "Festivals and Community Events" for the National Lion Dance Competition (NLDC).

The (NLDC) was delivered as Australia's first ever national-level lion dance competition and staged as the headline attraction of the 25th anniversary of the Cabramatta Moon Festival in September 2025. Developed in partnership with the Australian Dragon & Lion Dance federation and local lion dance community, the NLDC brought together 17 elite teams from across Australia to compete over 2 days in both traditional and high-pole categories.

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The competition celebrated the cultural significance, discipline and athleticism of lion dancing while elevating it to a nationally recognised competitive event. Held as part of 1 of Australia's largest multicultural festivals, it increased visitation, dwell time and cultural engagement in Cabramatta Town Centre. The international livestream expanded its reach across Asia, positioning Cabramatta as a destination for authentic cultural experiences and delivering lasting cultural, social and economic benefits.



Winner: 2026 NSW Local Government Excellence Awards category "Festivals and Community Events" for the National Lion Dance Competition (NLDC).

Cabramatta Moon Festival

Planning is well underway for the 2026 Cabramatta Moon Festival, to be held on Sunday 20 September 2026. The official opening is scheduled for 11.00am on the Main Stage in Arthur Street Car Park. Expressions of Interest (EOIs) for stallholders have now closed, with more than 200 applications received for approximately 100 available sites. Applications are being assessed in accordance with Council's Cabramatta Stallholder Policy to ensure a fair and transparent selection process. The sponsorship EOI has also closed, with current projections indicating sponsorship revenue will exceed that achieved in 2025.

3. PLACE-BASED ACTIVATIONS

Mother's Day Celebrations – Freedom Plaza, Cabramatta

The Mother's Day activation at Cabramatta Town Centre was held on Friday 9 May 2026. It successfully created a warm and engaging community experience, celebrating local mums through complimentary floral bouquets and curated photo moments. The initiative encouraged foot traffic, while fostering a strong sense of appreciation and connection within the community. The activation was well received, with positive public interaction and visible enjoyment from attendees, reinforcing Council's role in delivering meaningful, people-focused experiences. Overall, the event effectively enhanced the atmosphere of the precinct and provided a memorable way to recognise and celebrate Mother's Day.



*Mother's Day activation in Cabramatta Town Centre.
Permission granted to publish photographs*

Mother's Day Roaming Activations – Canley Heights and Canley Vale

Mothers' Day activations were delivered across Canley Heights and Canley Vale Town Centres, gifting complimentary flower stems to mums throughout both precincts. The initiative was highly popular and well received, creating a warm and celebratory atmosphere while encouraging positive engagement within the community.



*Mother's Day activation in Canley Heights and Canley Vale.
Permission granted to publish photographs*

Bonnyrigg Town Centre Activation Program 2025 – 2026

The Bonnyrigg Town Centre Activation Program provides financial assistance to not-for-profit organisations to deliver inclusive activities and events that are open to all and help promote Bonnyrigg's rich culture, community spirit and local identity.

Four activations have taken place in the last quarter as part of this Program. These have included the Bonnyrigg Under the Stars movie night in April, Lao New Year & Khmer New Year Events in April and the Flavours of Heritage Festival also in April. All events were well received by the community.

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Permission granted to publish photographs

Fairfield Place Activation Program

The Wonderful Wednesday program delivers engaging street entertainment designed to enliven the City Centre and create a welcoming atmosphere for visitors. Recent activations included Feel Good Trio, Highly Strung Duo, Everyday People Duo, Ladies in Green Duo. These performances have been met with enthusiastic support from both the community and local businesses.



*Street activation featuring Feel Good Trio, Highly Strung Duo, Everyday People Duo, Ladies in Green Duo.
Permission granted to publish photographs*

Mother's Day Roving Activation

In celebration of Mother's Day, Ross Maio and Jim Zappia serenaded shoppers throughout the City Centre while the Flower squad duo gifted every mother a flower on Thursday 7 May. The activation was well received by the community and provided a thoughtful gesture to recognise and celebrate mothers.



*Mother's Day roving activation featuring Ross Maio & Jim Zappia with Flower squad duo.
Permission granted to publish photographs*

Fairfield and Parks Place Banner Program

The Fairfield and Parks Place Banner Program showcases the unique offerings across both Places, featuring professionally photographed local businesses that highlight the diversity and quality of goods and services available. Seasonal banner designs celebrate key themes that reflect the character and vibrancy of each Place, helping to create a welcoming and engaging environment for visitors.

Banners for Autumn included images from Lucky Thai and Lao Restaurant in Bonnyrigg, Monte Fresco at Wetherill Park, King of the Falafel at Fairfield.



Banner designs installed for Autumn at Bonnyrigg, Smithfield-Wetherill Park Industrial Estate, Fairfield and Fairfield Heights. Permission granted to publish photographs

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Cabramatta Place Marketing

Cabramatta Place engaged professional photography services to capture both daytime and nighttime imagery across Cabramatta, Canley Heights and Canley Vale Town Centres over 3 days in April and June. The shoot included a mix of general streetscapes, posed shots featuring models, workers and business owners, as well as candid street photography.

A diverse range of wide, mid-range and close-up shots were produced to ensure versatility. The package also included 3 video reels, 1 for each town centre. The purpose of this initiative was to develop a current and high-quality image library to support media enquiries, website content and both online and print marketing.



*Photography in Cabramatta and Canley Vale Town Centre.
Permission granted to publish photographs*

Local Activity Approvals

Local Activity Approvals pursuant to Section 68 of the Local Government Act 1993, are issued to community organisations to deliver activations within town centres. These activities enhance the vitality of town centres and promote positive community engagement.

Fairfield

During the reporting quarter, the following Local Activity Approvals took place:

Location	Date	Time	Activity Description	Applicant	No. of Occurrences
The Crescent Plaza	Every second Tuesday, ceased 20 May	4.00pm to 6.30pm	Outreach activity, giveaway of food and produce to people in need.	Australian Indian Christian Church	4
The Crescent Plaza	Every Monday & Wednesday	12.30pm to 1.30pm	Outreach activity, giveaway of hot meal to people in need.	Rev. Bill Crews Foundation	26

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Location	Date	Time	Activity Description	Applicant	No. of Occurrences
Thomas Ware Plaza	Tuesday 28 & Wednesday 29 April 2026	9.00am to 4.00pm	Distribution of flyers to promote free community mediation classes at Fairfield Library.	Inner Education Centre	2
The Crescent Plaza	Every Saturday in May 2026	7.30am to 8.30am	Community engagement activity to raise awareness for men's wellness.	Mt Zion Christian Fellowship Centre	5
Freedom Plaza	Friday 10 May	10.00am to 2.00pm	Mother's Day Activation.	Cabramatta Place – FCC	1

The Rev. Bill Crews Foundation has also been working with Council to identify a suitable location for a free medical van service. The Fairfield Place team has been providing assistance to support the initiative.



*Bill Crews Foundation local activities at The Crescent Plaza.
Permission granted to publish photograph*

Cabramatta

During the reporting quarter, the following Local Activity Approvals took place:

Location	Date	Time	Activity Description	Applicant	No. of Occurrences
Thomas Ware Plaza	2 April	9.00am-8.00pm	Easter Activation.	Fairfield Place – FCC	1
Freedom Plaza	18 April	10.00am-2.00pm	Church and church projects awareness.	Pentecostal Missionary Church of Christ 4 th Watch	1

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Location	Date	Time	Activity Description	Applicant	No. of Occurrences
Canley Heights Town Square	20 June	2.00pm-6.30pm	Church and church projects awareness.	Pentecostal Missionary Church of Christ 4 th Watch	2
Canley Heights Town Square	24 April	6.00pm-11.00pm	Special Entertainment Precincts – Latin Collective Band.	Economic Development – FCC	1
Canley Vale	25 April	10.00am-7.00pm	Special Entertainment Precincts with Little Asia – Anzac Day activation.	Economic Development – FCC	1
Freedom Plaza	3 and 4 May	6.00am-4.00pm	Vesak Day – Buddha's Birthday	Prajna Monastery Australia Inc. & Australian Chinese Buddhist Society	1
Canley Heights Town Square	23 May	5.30pm-9.30pm	Special Entertainment Precincts – The Canleys music entertainment.	Economic Development – FCC	2
Canley Vale	23 May	5.30pm-9.30pm	Special Entertainment Precincts – The Canleys music entertainment.	Economic Development – FCC	1
Freedom Plaza	25 May	9.30am-3.30pm	Liverpool Hospital charity fundraiser.	Nhan Ai Musical and Singing Association	1
Freedom Plaza	30 May	2.00pm-6.30pm	Community outreach - Free sandwiches, drinks, and clothes for the needy.	Wetherill Park Seventh Day Adventist	1
Freedom Plaza	6 June	11.00am-1.00pm	Christian outreach raising awareness and promoting their drama production.	Big Heart Big Vision	1
Freedom Plaza	7 June	9.00am-5.00pm	Fundraising for Vietnamese invalid veterans.	Vietnamese Invalid Veterans Association in NSW Inc.	1

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Location	Date	Time	Activity Description	Applicant	No. of Occurrences
Freedom Plaza	13 June	8.00am-5.00pm	Cancer Council NSW fundraiser.	Deanery International Pty Ltd	1
Freedom Plaza	16 June	8.00am-12:30pm	Elder Abuse Awareness Day information stall.	Social Planning and Community Development – FCC	1
Cabravale Memorial Park	20 June	8.00am-2.00pm	Community memorial service to honour fallen Vietnamese and Australian soldiers of the Vietnam War.	Vietnamese Invalid Veterans Association in NSW Inc.	1



*The Canley's live music activation in Canley Heights Town Square and Vesak Day in Cabramatta.
Permission granted to publish photographs*

The Canleys

At the 2026 NSW Local Government Excellence Awards, Council won the Supporting Local Enterprise Award for The Canleys. The Canleys is an economic development program designed to position 2 Western Sydney town centres, Canley Heights and Canley Vale, as authentic, safe and culturally vibrant night-time economy destinations.

CONCLUSION

The Place Management Division works to improve public domain, activate public spaces and increase the economic vitality across Fairfield City. This report highlights progress on projects, major events and local place-based activations from April to June 2026.

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Jessica Healey
Manager Fairfield and Parks Place

Edward Saulig
Manager Cabramatta Place

Authorisation:
Director City Living

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_10.DOCX**
***** END OF ITEM 77 *****

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Meeting Date 11 August 2026

Item Number. 78

SUBJECT: Information Report - 2025-2026 Carry Forward List of Projects and Major Programs for Inclusion in the 2026-2027 Operational Plan

FILE NUMBER: 25/15309

PREVIOUS ITEMS: 45 - 2025-2026 Operational Plan - Quarterly Report (January to March 2026)
- Outcomes Supplementary Reports - 19 May 2026

REPORT BY: Julie Lien, Acting Co-ordinator Integrated Planning and Reporting

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

In the last quarter of each financial year Council reviews the remaining projects detailed in the Operational Plan to determine their final project status. Projects that are not completed are then assessed on whether Council should continue the project into the next financial year. If Council chooses to continue the project it is then marked as a carry forward with a recommendation to roll the project over into the next Operational Plan.

Carry forward refers to an allocation of funds that have not been used or received by the end of the financial year but will be used or received in the next financial year.

Carry forward of projects and major programs may also be needed because a budget is normally assigned in an Operational Plan for a limited period such as 1 financial year, but due to timing issues the project sometimes crosses financial years. Carry forward of projects should be based on an exception and justified through practical considerations. It is just 1 of many budget mechanisms used to streamline the transition between 2 financial years.

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The purpose of this report is to present Council with a summary of incomplete 2025-2026 Operational Plan projects and major programs as at 30 June 2026. The report also outlines the proposed funding to be carried forward into the 2026-2027 financial year to be sourced from the remaining balances allocated to these projects and programs.

The outcomes of these reviews will be incorporated into the 2025-2026 Carry Forward List of Projects and Major Programs for inclusion in the 2026-2027 Operational Plan. A Supplementary Outcomes Chairperson's Report will be submitted to the Ordinary Council Meeting scheduled for Tuesday 25 August 2026 for Council's consideration and adoption.

Julie Lien

**Acting Co-ordinator Integrated
Planning and Reporting**

Authorisation:

Deputy General Manager & CFO

Outcomes Committee - 11 August 2026

File Name: **OUT11082026_1.DOCX**

***** END OF ITEM 78 *****